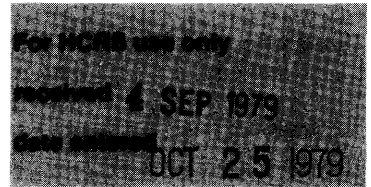


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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 Redwoods Hotel

and/or common \_\_\_\_\_

**2. Location**

street & number 310 NW Sixth Street \_\_\_\_\_ not for publication

city, town Grants Pass \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district 4th

state Oregon code 41 county Josephine code 033

**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 checked="" 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> 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 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 Mr. and Mrs. Milo Patino /- and - Dr. and Mrs. Lawrence Werschky

street & number 1674 NE Terrace Dr. 1066 NE Savage

city, town Grants Pass \_\_\_\_\_ vicinity of \_\_\_\_\_ state Oregon 97526

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Josephine County Courthouse

street & number \_\_\_\_\_

city, town Grants Pass \_\_\_\_\_ state Oregon 97526

**6. Representation in Existing Surveys**

title -- has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local \_\_\_\_\_

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Redwoods Hotel, in Grants Pass, Oregon, was constructed for use as a hotel and business building, housing visitors and providing space on the first floor for several stores. During the first few decades of the building's existence, hotel suites were rented by salesmen who displayed their goods and were visited by local merchants interested in purchasing supplies.

Built of steel reinforced concrete, the Redwoods Hotel was begun in November, 1925 and finished in July, 1926.<sup>1</sup> The use of contemporary materials and details borrowed from other periods make the building an example of eclectic architecture; a style frequently used in commercial multi-storied structures erected during the early part of the 20th century. The architectural firm of Tourtellotte and Hummel of Portland, Oregon provided the design of the Redwoods Hotel, and the firm of R.I. Stuart of Medford, Oregon was the general contractor.

Originally, the current Redwoods Hotel was part of another building--the old Josephine Hotel, a late 19th century brick structure which burned in the spring of 1975. The design and connection of the two buildings has been discussed in the Significance portion of this application. The remaining building is in excellent condition structurally and good condition visually. Alterations are those necessitated by fire and safety codes. General repairs have been made to damaged wall surfaces, floors and ceilings, correcting problems from ill treatment during 20 years of use as a third-class residence hotel.

The building was closed by the fire marshall in 1972 and purchased recently by the current owners. They completed cleaning and remodeling of the ground floor space into a store and offices where they now run an appliance business. At this time, the second through sixth floors have not been completed. The use of these floors as offices is planned. It is possible that the second floor may be rented to a single business. The owners have considered incorporating a restaurant at the top of the building, but final decisions have not been made.

Located in Township 36 South, Range 5 West, Section 17, the Redwoods Hotel stands on Block 32 and occupies Tax Lot 11300, Lots 11 and 12. The existing building stands alone, and occupies the north half of the property. Its parking lot covers the ground where the old building stood. The Redwoods Hotel faces east on Sixth Street, a main thoroughfare going south through the city of Grants Pass. The intersection is a busy one, and the immediate neighborhood includes stores, banks and civic buildings. There is a mixture of architectural styles and periods in the surrounding blocks. Many older brick structures remain, but there are as many modern, rather ordinary commercial buildings. The Redwoods Hotel is much taller than any nearby structures, which all vary in height.

The overall plan of the building is rectangular and its dimensions are 100x50x75'. A projection at the rear originally housed a restaurant and is currently used as part of the appliance store. It adds an ell to the building and is one story in height. The ground floor has 5,000 square feet and the upper five stories have 2,500 square feet each. The larger square footage of the ground floor includes the rear addition and a portion of the old brick structure which remains and is being used as a receiving room for the appliance business. There are six stories and 45 rooms in the hotel building.

The Redwoods Hotel was constructed of reinforced poured-in-place concrete for the structural frame and metal lath and plaster for the interior partitions. The sophistication in use of concrete in the structural and aesthetic design of the building is evident. Reinforced concrete is used for the floor slab which is 14" thick. The columns which support the building are steel reinforced; three columns on the ground floor run east to west, from the back of the hotel to the front. On the upper stories, columns run north and south, or side to side. The outside walls are concrete and 6" thick. The roof is flat and concrete. The outside walls incorporate concrete as the finished outer wall surface.

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The elevation design of the building follows a plan used to describe Louis Sullivan's commercial buildings and includes sections of building, resembling the base, shaft and capital parts of a column.<sup>2</sup>

The base of the Redwoods Hotel is the first story level and four piers begin here, forming a central entry arch and window, and two side windows. Bricks from the older, burned portion of the building were used on the lower part of the facade to repair badly damaged and defaced wall surfaces. They may be painted to blend with the rest of the building. Large plate glass windows are in the bottom section of the window arches. The segmentally arched upper portions of the two side windows are transoms and have 34 lights in each, with copper muntins which have been repaired and cleaned. The large central transom is above the central entrance doors and windows. It contains 102 small lights with copper muntins. The metal and glass entry doors are new, and are of plate glass. A belt course runs across the lower part of the facade above the transoms. It is tied to the side transoms by concrete keystones. A concrete cornice tops the base portion of the building.

The shaft portion of the building contains the second, third, fourth and fifth stories. An arched impression is suggested by fenestration organized into vertical rows in which openings are rectangular on the second, third, and fourth stories, and semi-circularly arched on the fifth story. All windows on the facade were replaced by a previous owner. They match the original windows in design on the second through fifth stories. The glass is new and moving parts of the windows are metal. The original wood casing remains. The windows on the second through the fourth stories are one-over-one, double hung. The fifth story windows are vertically divided and open by sliding.

Slightly raised portions on four piers across the shaft section of the building give a pilaster strip effect. Slender pilasters on the two central piers contribute depth. Plain, rectangular inset spandrels in the central or shaft portion add depth and dimension to the facade. The outermost bays of the front elevation are paired, surmounted by corner tower sections and further set off by slender twist columns topped by eagles supporting shallow window balconies. A belt cornice embellished with shields, or escutcheons, marks the division of fifth and sixth stories.

The capital, or sixth story, of the Redwoods Hotel has five windows on the front elevation which now match the larger plain windows in the central section of the building. Replaced by the previous owner, the windows on the sixth floor originally contained a series of 20 small lights each. The simple topmost cornice is finished with acroteria and a central cartouche. Over the side windows on the sixth floor are semi-circularly shaped inset panels with a patera in each. The original off-white color of the painted exterior has been retained.

On the north elevation is a side window, rectangular in shape, with a transom of 32 lights. Four small windows on this elevation have been filled in. The rest of the five stories have one-over-one double hung windows with masonry sills. The central section of the north elevation has a large window with two smaller ones beside it. There are a total of 25 windows in this wall. Large shallowly recessed sections of wall between piers continue a pattern established on the front on a simpler and larger scale.

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The west, and rear elevation of the building is similar. At the bottom is a one-story concrete, connected room which once housed the Grotto restaurant. There are 25 windows, all one-over-one, double hung like those in the rest of the building.

The south elevation is the portion once attached to the older building which burned. The wall surface is being repaired to match the rest of the existing wall. There are two windows in this wall--on the fifth and sixth stories. They match the rest of the windows.

At the rear of the building is the remaining section of the older part of the hotel. Originally used as the kitchen, it is now receiving appliances for the store. The exterior of this portion is in poor condition. Windows which have four-over-four lights and double hung sashes are being repaired. On the lower floor of the brick building some windows have been filled in. The owners plan to plaster and paint this old section to match the rest of the building. The upper floor will be used as office space by the owner.

The original spatial arrangement of the interior of the newer unit of the Redwoods Hotel incorporated two store spaces, a banquet room, lavatory, check room and elevator on the first story. Another store was located in the older part of the building as was a restaurant and kitchen. The elevator and stair served both sections of the hotel. The dining room in the new unit, called the Caves Grotto, was in the low addition at the rear.

The owners have not altered the structural elements of the building except in one instance. A partial wall near the entry door has been pierced by two arches to allow the space behind the wall to be incorporated into the store. Another arch along the same floor line was added, and a door was made into an arch. The spatial arrangement of room use within the central area has been changed. The old radio shop and coffee shop are now all one room and former lobby area is also part of the store.

The space which was the Caves Grotto restaurant is in its original organization, but is now a television room. Upstairs, the 45 rooms remain. Typical room size is indicated on Illustration #2. Each separate bathroom's equipment will be removed. Two bathrooms will be left intact on each floor. Planned restoration of the upper floors has begun. On the first story the once high ceilings have been lowered with board for the appliance store. The heating system had been torn out by the previous owner, leaving altered ceiling and wall sections.

The terrazo tiled lavatory on the first floor retains its original fixtures and ceiling height, and has been wallpapered and painted. The Caves Grotto walls, with their plaster rocks, are gone; the television room has cedar wood stripping.

Original wall materials were primarily cement lath and plaster. The lobby floor is concrete and old linoleum tile was removed by the owners and replaced. The reception area by the elevator and staircase is terrazo tile. The staircase retains its wooden handrail. Interior doors have wood moulding trim. Upstairs, the windows and doors all have original moulding trim.

1. Grants Pass Courier, July, 1926.
2. Whiffen, Marcus. American Architecture Since 1780, Cambridge: MIT Press, 1969, p. 1

## 8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	XX architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	humanitarian
___ 1800-1899	XX commerce	___ exploration/settlement	___ philosophy	___ theater
XX 1900-	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

**Specific dates** 1926 **Builder/Architect** John Tourtellotte and Frank Hummel, Architects

### Statement of Significance (in one paragraph)

The six-story Redwoods Hotel is a prominent landmark in Grants Pass, and it is the town's only example of early 20th century hotel architecture. Completed in 1926, it symbolized the early automobile era and celebrated the opening of the Redwoods Highway to the California coast. The hotel was designed by the Portland firm of Tourtellotte and Hummel, which had been responsible for the Lithia Springs (Mark Anthony) Hotel completed in Ashland in 1925, the John Jacob Astor Hotel (1922-1926) in Astoria, and others. Each of the vintage Tourtellotte and Hummel hotels in Oregon was held to be forward-looking in its day--a reinforced concrete skyscraper with some eclectic period ornamentation of cast concrete. The Redwoods Hotel was erected adjacent to the late 19th century Josephine Hotel with the idea that the older hotel would be remodeled eventually with a modernistic corner tower to match the newer construction. The stock market crash of 1929 intervened, however, and the old hotel burned in 1975, the ultimate design having never been fully realized.

For the community of Grants Pass, the Redwoods Hotel is evidence of the town's busy tourist years, when the Redwood Highway to the coast and the Oregon Caves brought thousands of tourists each summer and fall through the crossroads community. The Redwoods Highway and the hotel were built at the same time, and the hotel took its name from the road which meant economic and social advancement for Grants Pass. The hotel's auspicious beginning ended in disaster three years later with the failure of the stock market. Its promoter left the area and a series of owners followed. In spite of many years of use as a residence hotel, the structure retains its architectural integrity. The Redwoods Hotel is located in central downtown Grants Pass and the main street still takes thousands of travelers by the hotel on their journeys to the Oregon Coast.

In July, 1926, the local paper noted the opening of a new hotel: *"Formal opening of the new Redwoods Hotel Monday night attracted a large gathering from Grants Pass and from neighboring cities. The Caves Grotto banquet room was filled with fully 100 guests present. The event culminated several years of planning. Mr. Al J. Martineau, a ten-year associate of the Imperial Hotel in Portland, began a plan to raise money for a new hotel in Grants Pass. Family associations with the Metschans of Portland and Eastern Oregon gave him access to funding. Toward the end of 1924, Mr. Martineau engaged the services of John E. Tourtellotte and Frank K. Hummel, Portland architects. The firm was already at work on the Lithia Spring Hotel in Ashland and consultation trips to Grants Pass were convenient. On February 5, 1925 the Grants Pass Courier announced: FIRST UNIT OF NEW JOSEPHINE HOTEL TO RISE SOON. The article explained: "The hopes of Grants Pass are about to be realized for with the return of Al J. Martineau last night and the arrival this morning of John E. Tourtellotte from Portland, news of the immediate construction of the first six-story unit of the Josephine Hotel has been announced with the expenditure of \$120,000. Construction will start immediately...the new unit will be completed by July 1, to care for the tourist travel which is expected to reach immense proportions during the summer and fall."*<sup>2</sup>

Within a month, the paper published a photograph of the rendering submitted by Tourtellotte and Hummel. (Photograph #10) The architects' plan, which was never realized, was for the construction of the new unit and the complete remodeling of the old Josephine Hotel already in existence. (Photographs #8, #9) The preparation of the land just north of the old

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property less than one (100x100')

**UTM NOT VERIFIED**

Quadrangle name Grants Pass, Oregon

Quadrangle scale 1:62500

UMT References

A 

1	0	4	7	3	2	4	5	4	6	9	8	6	0	0
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 Redwoods Hotel is located in Section 17, Township 36 South, Range 5 West, of the Willamette Meridian. It stands on Lots 11 and 12, Block 32 of the Original Plat of Grants Pass, Oregon, Tax Lot 11300.

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 Kay Atwood

organization \_\_\_\_\_ date April 15, 1979

street & number 102 S. Pioneer St. telephone 503/482-8714

city or town Ashland state Oregon 97520

# 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 *David H. Forrest*

title State Historic Preservation Office date \_\_\_\_\_

**For HCERS use only**

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

*Carl Shuel* date 10-25-79  
Keeper of the National Register

Attest: *Martin J. O'Connell* date 10/25/79  
Chief of Administration

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hotel began and suddenly Mr. Martineau's planned financial backing disappeared. Six months later the local paper again announced the construction of the new hotel. This time the name was changed to the Redwoods Hotel and the Lumbermen's Trust Company of Portland underwrote the bond issue of \$95,000.<sup>3</sup> *NEW SIX STORY REDWOOD HOTEL SOON TO RISE IN GRANTS PASS. ON SITE OCCUPIED BY JOSEPHINE* "Grants Pass will now feel that it will have a place of welcome for guests in this city to compare favorably with any other hotel along the line of the Pacific and Redwood Highway... The height of the building will enable it to be seen from all approaches to the city, and now that the Redwood Highway is nearing completion, the city of Grants Pass will be able to take care of its guests in a manner befitting its renowned hospitality."<sup>4</sup>

On November 2, 1925 the contracts were awarded and R.I. Stuart, of Medford, Oregon, was selected as the general contractor. Mr. Stuart's experience made him a good choice for the construction of the steel reinforced, poured-in-place concrete building. His firm, established early in the 20th century in Medford, had built the Medford City Hall, the Medford High School, Natatorium, Craterian Theatre, Jackson Hotel and Elks Temple.<sup>5</sup> After six months' intensive work, the first unit of the Redwoods Hotel was completed and ready to open.

When Mr. Martineau selected the architectural firm of Tourtellotte and Hummel, he chose a prominent and well qualified organization. At the time of his death, Mr. Tourtellotte and his firm had been responsible for 35 educational buildings and 15 hotels in Oregon and Idaho. Numerous public institutions and private homes had also been completed.<sup>6</sup>

Born in East Thompson, Connecticut in 1869, John Everett Tourtellotte left home in 1886 to work in various parts of the country and learn from many contractors. After gathering experience in Chicago, Kansas City, Albuquerque, and Pueblo, Colorado, he arrived in Boise, Idaho. He described his early Boise years: "I went to Boise in 1890, a few months after Idaho had become a state. I was twenty-one, and for the first year or so I did contracting. In 1892, I opened an office there. The first building of any size that I drew plans for and supervised was a high school in Boise..."<sup>7</sup>

Until 1912 his firm was called J.E. Tourtellotte and Company. In 1903 he had begun working with a partner, Charles F. Hummel (1857-1939). They worked together for many years and in 1912, after finishing the Idaho State Capitol in Boise, the firm's name was changed to Tourtellotte and Hummel. During the years in Boise, many buildings were designed throughout Idaho. Among them were the Idaho State Capitol, the administration building at the University of Idaho at Moscow, St. John's Cathedral, Boise, the Boise Hotel, and others.<sup>8</sup>

In 1922, J.E. Tourtellotte opened an office in Portland with Frank K. Hummel, a son of Charles Hummel. Mr. Frank K. Hummel worked in that office until it closed in approx. 1934. He returned to Boise and worked in the Boise office until his death in 1961. Mr. Tourtellotte remained active in the Portland office until 1930 when he retired. He lived in Portland until his death in 1939.<sup>9</sup> During the Portland years the firm designed the

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North Bend Hotel; the Lithia Springs Hotel at Ashland; the Redwoods Hotel, Grants Pass; the Baker Hotel; St. Joseph's Hospital in La Grande; and the Douglas County Courthouse in Roseburg. At the time of his death, Mr. Tourtellotte was completing the Linn County Courthouse in Albany.<sup>10</sup>

Correspondence with Charles F. Hummel, architect, and nephew of Frank K. Hummel, revealed the following: *"Judging from the style of the Redwoods Hotel and the character of the drafting, the design and the drawings are the work of Frank Hummel. The design is similar in some respects to several other hotel projects during that period..."*<sup>11</sup> Architecturally, the Redwoods Hotel retains its integrity of design and construction. Alterations to the exterior have consisted of repairs made after its 50 years of use as a hotel. Specific changes have been described in Item 7. In 1975 the old brick portion of the complex, formerly known as the Josephine Hotel, burned and was totally destroyed. The unit designed by Tourtellotte and Hummel was not seriously damaged, but with the loss of so much of the complex, could not be continued as a hotel. Its purchase by the current owners has led to a new use for the building. When the Redwoods Hotel opened in 1926, it offered 45 rooms to visitors. Several times a year suites were opened to salesmen exhibiting goods to local merchants for purchase. The ground floor of the hotel held several store spaces which were offered to the community: *"The three new store buildings on the ground floor of the Redwoods Hotel are to be rented as soon as desirable tenants can be secured, Al J. Martineau stated today. The store rooms are among the most attractive ones in the city, and Mr. Martineau expects little trouble in getting high class establishments there."*<sup>12</sup>

The owners have changed the upper floors from hotel rooms to offices in their plans, but the lower floor will remain in use as commercial space and currently houses their appliance business. The interior of the structure has been changed gradually in appearance due to adapted use, but it continues as a building with complete community access and its significance to the town of Grants Pass has not been lessened. It was built during a flourishing time, when tourists flocked over the Redwood Highway to the coast and stopped at the hotel on their way. Community use at that time was limited to the banquet room and salesmen's exhibits. With the structure's location in the downtown area, and its planned use, the town will have increased access to the building which many residents have not entered for over 20 years.

Together, the Redwoods Hotel (Redwoods Towers) and the Lithia Springs Hotel (Mark Anthony Hotel) provide southern Oregon with two fine examples of the work of Tourtellotte and Hummel and accurately reflect a time when Ashland and Grants Pass were growing and prosperous and welcoming tourists. Both towns continue to do so, and their hotels continue to have a purpose 50 years after their construction.

1. Grants Pass Courier, July 27, 1926.
2. Grants Pass Courier, February 5, 1925.
3. Grants Pass Courier, October 25, 1925.
4. Ibid.



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5. Conversation with Robert Stuart, grandson of Richard Irwin Stuart, March 14, 1979.
6. Obituary, Portland, Oregonian, May 10, 1939.
7. "Reminiscences of the Journal Man," by Fred Lockley, Mss from the Oregon Historical Society, November 27, 1923.
8. Others include the Eastman Building, Boise; the YMCA and Carnegie Library, Boise; Idaho State Penitentiary; State Technical College, Pocatello; Gooding College Building Gooding, Idaho.
9. Obituary, Portland Oregonian, May 10, 1939.
10. Others include the Pilot Butte Inn at Bend, selected by AIA in 1930 as one of 20 finest buildings in Oregon; Marcus Whitman Hotel in Walla Walla; Gresham High School and schools in Ontario, Clackamas, Enterprise, North Powder, Haines, Nyssa, Warrenton, Wasco and Medford.
11. Correspondence with Charles F. Hummel, Boise, Idaho, March 19, 1979.
12. Grants Pass Courier, June 3, 1926.

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- Architect and Engineer, 137: 55, June 1939
- Architect and Engineer, 139: 42-43, December 1939
- Architectural Record: 90: 192, August 1941
- Ashland Daily Tidings, July 2, 1925
- Conversation--Robert Stuart, March 14, 1979 (Medford, Oregon)
- Correspondence--Arthur J. Martineau, March 10, 1979 (Milwaukie, Oregon)
- Correspondence--Charles F. Hummel, March 19, 1979 (Boise, Idaho)
- Grants Pass Courier, February 3, 5, 1925; October 20, 1925; November 3, 1925; June 3, 1926; July 27, 1926; January 3, 1972; April 14, 1975.
- Hitchcock, Henry-Russell and William Seale. Temples of Democracy, The State Capitols of the USA. New York: Harcourt, Brace, Jovanovich, 1976.
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- Portland Oregonian, May 10, 1939
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- "Souvenir Booklet of the Capitol of Idaho at Boise". Boise, Idaho: Overland Publishing Co., 1913.
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