

**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



30

1. Name

historic Rock Point Hotel (preferred) (HABS)

and/or common Rock Point Tavern

2. Location

street & number 40 North River Road not for publication

city, town Gold Hill vicinity of congressional district 4th

state Oregon code 41 county Jackson code 029

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

4. Owner of Property

name Mr. and Mrs. H.S. Deuel Jr.

street & number 40 North River Road

city, town Gold Hill vicinity of state Oregon

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Eighth and Oakdale Streets

city, town Medford, state Oregon

6. Representation in Existing Surveys

title Historic American Building Survey has this property been determined eligible? yes no

date 1934 federal state county local

depository for survey records Library of Congress

city, town Washington state District of Columbia

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 date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Rock Point Hotel, located two miles west of Gold Hill, Oregon, was originally opened as a hotel in February, 1865. A fine example of stage stop form, the Hotel has a rectangular main block and T shaped rear wing. On the exterior the large building is finished simply with Classical Revival details. Marion Ross credits Edward Shaw, author of Rural Architecture, (Boston, 1843) with providing a prototype, ". . . This was one of the more popular handbooks of its time and still gave first place to the Classical Revival forms . . ." Professor Ross mentions the Rock Point Hotel particularly:

"Though not a tavern, but built on a large scale, and often housing many guests, the William Keil house at Aurora is another example of the same type . . . This type of house is fairly common. The Rock Point Tavern on the Rogue River near Gold Hill, c. 1864, and a similarly designed farmhouse located near Hubbard on Highway 99E may be noted as additional examples . . .¹

The majority of work was done on the Rock Point Hotel in 1864 and a celebration opened the building for public use in 1865. Its owner, L.J. White planned its construction, but the identity of the builder is unknown. The Hotel is currently in excellent historical condition. Few permanent changes have marred its original appearance. Rehabilitative work will be necessary to bring the building back to prime condition although its general physical condition is fairly good. The Rock Point Hotel is currently occupied by the Del Rio Orchard foreman and his family.

Located in Township 36 South, Range 3 West, Section 19, the hotel touches the point joining Sections 17, 18, 19, 20. The Tax account number is 1-60928. The building is located close to the road and faces it. The neighboring lands are agricultural in character. Del Rio Orchards surround the hotel and the land is planted in fruit trees. The Railroad runs directly behind the hotel and several outbuildings.

The plan of the Hotel is a rectangular main block with T Shaped rear wing. A central hall plan on the interior has parlors on each side. Both the main block and the T wing have two stories. The west side of the T wing has a one story extension along the side. A shed joins the Hotel at the rear of the T wing. The two story wood frame structure has lap siding which is original over most of the building. There has been some replacement on the east elevation on the recessed side porch. The main block of the Hotel has a pitched roof, and the T wing also has a pitched roof. Roofing over the structure is wood shingle; the one-story portion of the T wing has tin material on it.

An outstanding feature is a large double storied porch which extends across the front of the building. Four posts support the lower porch, and two posts form pilasters on the facade. Originally the second story of the porch was not covered; currently a shed roof shelters it. Six posts support the upper roof. A balcony railing surrounding the upper

¹Ross, Marion. "Architecture in Oregon, 1845-1895." Oregon Historical Quarterly Volume LVII (March, 1956) p. 39-40.

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porch is not original. Changes to the upper porch were made about 1900. Porch floors are wood. On the east elevation there is a recessed side porch. Four porch posts support the overhang on the recessed porch.

On the south and front elevation of the Rock Point Hotel are three entrance doors leading to the first floor. Each door has a transom. The center door leads to the hall, and each side door enters a parlor. Porcelain doorknobs remain on each door. There is a center door on the upper level porch. All doors are four-panelled. On the upper level there were originally four windows. The two windows near the central door were at some time made into doors and then later boarded over. Two windows remain open on the second story of the facade. There is one four-panelled entry door on the elevation at the rear of the main block of the hotel. There is also one plain wooden door at the back of the T wing. On the east elevation there is a back porch door with two lights. The recessed side porch has a wood door with four lights, and two panels. A door from the recessed porch to the main block of the Hotel has been closed in.

The dimensions of the Rock Point Hotel are approximately 37' wide across the front elevation and 20' along the side of the main rectangular block. The T wing is about 50' long and 26' wide. The shed at the rear of the T wing is 20' wide and 25' long. The T wing is set into the main block with a 16" inset on the east elevation and a 9' inset on the west elevation.

On the front elevation are two windows on the first story; both are double hung with six-over-six lights. The second story of the front elevation currently has two windows open. On the west elevation four windows are set into the main block of the Hotel. Each follows the six-over-six light pattern with double hung sash. There are five windows in the T wing on the west side of the building, second story, and six windows below with the same pattern. At the north and rear of the structure is one regular window and one small window in the gable end which has been closed in. On the east elevation are five windows on the second story. A kitchen window below has eight lights. Three windows are on the recessed porch. Two have the six-over-six pattern and one has six-over-one light. The main block of the Rock Point Hotel on the east elevation has four windows following the traditional pattern. There are two plain brick interior chimneys; one at each end of the main block of the hotel. One exterior brick chimney rises against the wall on the west elevation.

Classical Revival details are evident in exterior features of the Rock Point Hotel. Gable ends of the main rectangular block have pedimented trim and partial returns. A plain frieze board surrounds the structure at the eaves. There are plain boxed cornices at the top of the building and around the upper portion of the first story porch. Triangular shaped trim pieces are at the top of exterior windows and doors; other window and door trim is plain. Porch posts have simple squared detail at the top and bottom.

The spatial arrangement of the interior basically follows the original plan. The central hall has a parlor on each side. The T wing extension at the rear originally housed the cooking and eating area for travellers. Currently the lower floor of the T wing houses the orchard superintendent and his family. Entrance to this portion was not made, however

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the owner of the property described room divisions which have altered this once-large space. There is now a living room, kitchen, bedroom and bath in this portion of the building. The upstairs has been basically unchanged. A three foot wide, forty foot long hall extends the length of the T wing and ten rooms range off the hall. Each room remains its original size and shape. On the second story in the main block of the hotel was a large open room used for dining and dancing. Guests gathered from over Southern Oregon to celebrate in this space. Four rooms, approximately 12' x 15' have been formed in this space by room dividers. The date of this alteration has not been established.

On the first floor, the parlor on the left (facing the building), was for the exclusive use of women travellers. There are ten foot ceilings in this room and some beams have been added. A brick fireplace also is an addition. The floor in the women's parlor is hand planed as are all throughout the Hotel. The parlor has wood panelled wainscotting, a wood moulding strip above with dentils, and porcelain handles on the doors. The central hall has plain moulding and is also wainscotted with wood panelling. The parlor to the right was a space for the men. It is larger than the women's parlor and has no moulding strip although there is panelled wainscotting. There is no fireplace. There are transoms above the doors leading from the central hall. At the rear of the hall, a door leads to stairs. Twelve worn steps rise to the second floor.

The straight set of stairs leads to a hall. The hand planed wooden railing offers support. The floor boards on the second story are also wide and hand planed. Doors have two long panels each. Bedroom doors have transoms above. Plain moulding surrounds the doors with a small, narrow moulding strip added to the face of the trim at the outside edges. There is a wide baseboard around the base of hall and rooms. Plank walls throughout the second story vary in width from 12" to 24". All rooms have old, dilapidated wall paper; muslin remains on some walls. Ceilings upstairs are six inch planks. Most are painted.

The original condition and spatial arrangement remaining upstairs in the Rock Point Hotel is unique. The upper portion of the building has been basically unused since the White family sold the Hotel over seventy years ago. Conservatory measures and rehabilitation choices will be necessary but the upstairs has not been ruined by alterations.

The owner reports that much decorative detail and furnishings including interior doorhandles and chandeliers were sold out of the building without the knowledge or permission of the Deuel family.

The Rock Point Hotel is on the Del Rio Orchard property. Some of the older outbuildings have been lost, others retained. An old carriage house on the property is gone. There are two small barns across the tracks. One large wood barn with the name Del Rio on it is still across the tracks. On the south side of the large walnut and locust trees on the property. Lilac and rosebushes are planted around the hotel. A driveway on the east side of the hotel leads from the main road to the interior of the property and provides access to the hotel building for the superintendent's family. The area around the Rock Point Hotel retains its rural character.

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Rock Point Hotel, Gold Hill, Jackson County, Oregon

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This page to be substituted for amendment received by HCRS February 29, 1980.

There are large walnut and locust trees on Parcel A. Lilac and rose bushes are planted in the hotel dooryards. A driveway on the east side of the hotel gives access to the interior of the property from North River Road (Highway 99).

Of eleven outbuildings standing on the nominated parcels, five are historic structures which predate the turn of the century or which are associated with the early period of orchard development on the property, beginning in 1907.

Building A lies east of the hotel on Parcel A. It has a hand-hewn timber frame and board and batten siding. The low-pitched gable roof is presently covered with corrugated metal. The barn is approximately 25' wide, 70' long, and 50' in height. A single story shed appears at the north end. The barn's estimated date of construction is 1890.

All of the other outbuildings are contained in Parcel B north of the hotel and the Southern Pacific Railroad. They shall be described in order of their situation in a more or less linear arrangement along the railroad tracks, west to east.

Building B is a barn, or shed which, according to the owner, was constructed from structures once located elsewhere on the property. The barn portion was originally the old granary and is now used as a shop. It has a hand-hewn timber framework and horizontal six-inch board siding. The estimated date of this portion is 1885. The shed addition, built ca. 1910, originally sheltered wagons, and now houses orchard trucks. Hand-hewn posts support the gable roof, now covered with corrugated metal. Old shingle roof cover is still visible on the inside. Dimensions of the combined structures are 35 x 72', and the ends are oriented north to south. The shed addition has vertical board siding.

Building C, a water tower, was erected about 1890. It holds a 4000 gallon capacity water tank. Ground plan dimensions of the base are 20 x 34', and the tower reaches a height of 60'. Large, 6 x 10" hewn beams support the wood structure, and are exposed on the interior. Six-inch boards, some plain, and some channeled, make up the horizontal siding. Rafters are exposed beneath the overhanging eaves of the pyramidal roof, now covered with corrugated metal.

Building D is the cold storage plant dating from about 1955. The concrete-walled plant, oriented with ends north and south, measures 75 x 96'. Storage capacity is 50,000 boxes of packed fruit. At the northerly end of the cold storage plant are three sheds, identified on the sketch map overlay as D-1, D-2, and D-3. Building D-1 is a corrugated metal shed erected after 1960. It covers the farm well, which is lined with bricks. The shed measures 8 x 10'. Building D-2 is a small wood building which originally served as blacksmith's shop following its construction ca. 1900. It measures 15 x 15' and is sided with horizontal 6-inch channel siding. The gable roof is presently covered with with corrugated metal. Building D-3 is a shed of corrugated metal measuring 18 x 18' which was erected after 1955.

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Building E, easterly of the cold storage plant, is barn dating from about 1900 which was converted to packing house use in 1927. It measures 50 x 120', with ends oriented north and south. The foundation is post and stone. Plain, six-inch horizontal boards are the siding material. The central portion of the building reaches a height of two stories. Single story sheds extend the length of either side of the building. Both shed roofs and the gable roof of the main block are covered with corrugated metal. The upper walls of the main block contain fenestration. East of the packing house are three non-historic sheds identified on the sketch map overlay as E-1, E-2, and E-3. Building E-1 is a metal latrine shelter for orchard hands measuring 12 x 18'. Building E-2 is a concrete block building with wood-framed gable roof with exposed rafters and composition shingles. Measuring 15 x 18', it has served as the orchard office building since its construction after 1960. Building D-3, a combination shed and lean-to, was devised for equipment storage. Dimensions are 21 x 38', including the shed section with its board siding and corrugated metal-covered gable roof and the lean-to framework with its metal roof.

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The following are offered as revisions to Item 7 of the Rock Point Hotel nomination:

- 1) The first sentence of the third paragraph of the first page of Item 7 should read:

Located in Township 36 South, Range 3 West, Section 17, the hotel touches the point joining Sections 17, 18, 19, and 20.

- 2) The last paragraph of Continuation Sheet 2, Item 7 should be deleted and the following substituted:

The Rock Point Hotel is on the Del Rio Orchard property. Some of the older outbuildings, including the carriage house, have been lost. Of the remaining older structures, two are included in the nomination. The first, a barn, stands to the east of the house. Erected circa 1890, it is constructed of large hand-hewn beams and timbers and is sided with board and batten. The low-pitched, gabled roof is presently covered with corrugated metal. The barn is approximately 25 feet wide, 20 feet long, and 50 feet high. A single story shed appears at the north end.

The second structure, a water tower, was also built circa 1890. It is located across the Southern Pacific railroad tracks among other Del Rio outbuildings. Sited to the northeast of the hotel, the structure holds a 4000 gallon capacity water tank. The dimensions are 20 by 34 feet and the tower is 60 feet high. Large 6 by 10" hewn beams support the structure and are visible on the interior. Six inch boards, some plain and some channeled, provide the exterior siding. The deep eave reveals exposed rafters. The roof of the tower and small attached shed is corrugated metal.

There are large walnut and locust trees on the south portion of the nominated acreage. Lilac and rose bushes are planted around the hotel. A driveway on the east side of the hotel leads from the main road to the interior of the property and provides access to the hotel buildings for the superintendent's family. The area around the Rock Point Hotel retains its rural character.

- 3) Those outbuildings not included in the nominated area are as follows.

Barn (ca. 1885) and shed addition (ca. 1910), 35 x 72 feet, presently used as shop and garage. Barn, originally used as granary, has hand-hewn frame, corrugated metal roof. Siding may be new. Southerly elevation is open. Excluded on basis of its modifications.

Cold storage plant (ca. 1955), 75 x 96 feet. Well shed (ca. 1960s), 8 x 10 feet. Blacksmith's shop (ca. 1900), 15 x 15 feet. Shed (ca. 1950s), 18 x 18 feet.

Barn (ca. 1900), 50 x 120 feet. Converted to packing house in 1927. Three non-historic sheds.

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	<input checked="" type="checkbox"/> agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/ humanitarian
___ 1700-1799	___ art	___ engineering	___ music	___ theater
<input checked="" type="checkbox"/> 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900-	<input checked="" type="checkbox"/> communications	___ industry	___ politics/government	<input checked="" type="checkbox"/> other (specify)
		___ invention		

Specific dates 1864-1865 **Builder/Architect** John Campbell, Attributed

Statement of Significance (in one paragraph)

The Rock Point Hotel, finished in 1865, is significant in many areas, primarily architecture, transportation, communication and agriculture. One of the oldest standing buildings in Jackson County, the Rock Point Hotel remains a fine example of stagehouse form. Philip Dole, historical architect, described the structure as perhaps the finest of its type, noting particularly its proximity to the road, three entry doors, double porch, and triangular shaped window trim.¹ The Hotel is one of few surviving buildings of its kind and function left in Oregon.

Transportation and communication in southern Oregon were encouraged when L.J. White opened his hotel as a primary stop for stages travelling on the Oregon Stage Company line. Mr. White simultaneously established one of the first telegraph stations in the area when the Rock Point Hotel opened. Lytte White was one of the founders of the community of Rock Point and one of the area's earliest settlers. The building of his bridge and hotel committed Mr. White to an important role in the transportation, shelter, and social life of early residents and travellers in southern Oregon.

The Rock Point Hotel was completed in February, 1865 and opened immediately as a stop for north and southbound stages, and as a social center for the area. The building remained in the White family until 1907 when it was purchased by orchardist F.K. Deuel and others. The Hotel has remained the property of the Deuel family since that date. Closed to the general public during the past seventy years, the building has served as a residence for a series of orchard superintendents and their families. The current owners lived in the Hotel from 1955 to 1964. Passers-by, students and professors of architectural history and travellers have stopped all through the years; walked on the porch and grounds, and examined the building.

The name of the architect, or primary builder is not known, although evidence suggests that John Campbell was responsible for construction. John Campbell was involved in building the Birdseye and Savage houses in Jackson County, and the Wolf Creek Tavern in Josephine County.²

The Rock Point Hotel is in excellent historical condition and its structural condition is good. The integrity of the relationship between the Rock Point Hotel and the history it represents has remained intact.

¹ Philip Dole. Oral communication, June 15, 1979

² Pronounced similarities between the Rock Point Hotel and the Wolf Creek Tavern suggest the Mr. Campbell worked on both. Philip Dole noted that Henry Smith, developer of the Tavern, lived in Josephine County in the early 1860's during the period when John Campbell flourished as a carpenter. Similarities include the large scale, long T wing extending at the rear, and recessive side porch.

9. Major Bibliographical References

Dole, Philip. Oral Communication, June 15, 1979.
 Hermann, Binger. "Early History of Southern Oregon", Oregon Historical Quarterly,
 Volume XIX, No. 1 (March, 1918) p. 56
 Jackson County Commissioners Journal, 1859-1861 (Continues)

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property 7.54 acres
 Quadrangle name Gold Hill, Oregon

ACREAGE NOT VERIFIED

Scale 1:62500

UMT References

see continuation sheet dated 7-1-80

A

1	0	4	9	2	5	2	5	4	6	9	7	6	7	5
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification *See REVISIONS*

The Rock Point Hotel lies essentially in Section 19, and 20, T. 36S., R. 3 W., of the Willamette Meridian, in Jackson County, Oregon. The area nominated is legally described as Account No. 1-60928-0.

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 July 12, 1979

street & number 102 South Pioneer Street

telephone 482-8714

city or town Ashland

state Oregon 97520

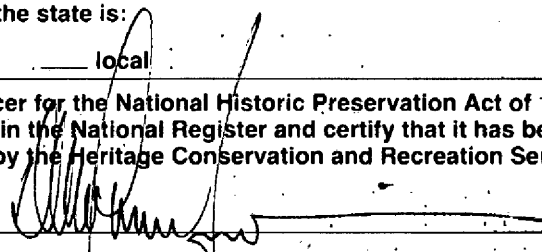
12. State Historic Preservation Officer Certification

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

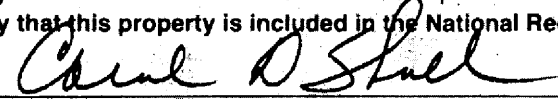


title State Historic Preservation Office Designee

date December 28, 1979

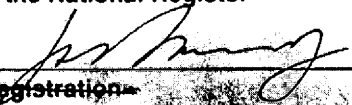
For HCERS use only

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

for [unclear]

 Keeper of the National Register

date 9-4-80

Attest:


 Chief of Registration

date 8/25/80

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In the late 1850's after the removal of remaining Indians from the area, settlers began to build homes in small pockets of the Rogue River and Bear Creek Valleys. In 1859 Lytte J. White, 40, moved with his wife and children to Jackson County and settled a farm at Rock Point.³ J.B. White, (no relation) was already living there and had established a post office the same year.⁴ J.B. White took a homestead on the north side of the stage road after the flood of 1861-1862 destroyed the bridge over the Rogue River and his home on the south side of the River. In 1863, J.B. White decided to open a store and sold his homestead to L.J. White.⁵ The cost of the property and improvements was \$2,000.00.⁶ L.J. White immediately began work on a new bridge. The Jacksonville paper reported:

"There are two substantial bridges across the Rogue River . . . The upper bridge is owned by Chavener and Co., the lower one by White and Co."⁷

Stations where travellers could stop to rest and eat were located at strategic crossroads all along the stage road that had been completed from Sacramento to Portland by 1861.⁸ Rock Point had long been a spot for people to be ferried across the River and bridges brought more across. A hotel built at the Dardanelles five miles up river from Rock Point flourished, and as stage traffic increased, L.J. White decided to establish his own hotel at the edge of his property. In 1864 construction began and on January 21, 1865, the local paper ran an announcement:

"L.J. White of the Rock Point Hotel . . . designs to give the lovers of dancing and music an opportunity to enjoy themselves on the 8th day of February next, at his new and splendid hotel at Rock Point Oregon."⁹

The next week an advertisement proclaimed:

The undersigned, having just erected and superbly furnished one of the best hotels in Southern Oregon has determined to give a ball on the 8th of February next . . . ¹⁰

The ball was a great success:

61 couples took part in the ballroom besides a great number who participated in the more solid comforts of the loaded board."¹¹

³Walling, A.G. A History of Jackson, Josephine, Douglas, Curry and Coos Counties. Portland: 1884 p. 507

⁴McArthur, Lewis A. Oregon Geographic Names, Oregon Historical Society, Portland, 1974

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- ⁵ Medford Mail Tribune, June 30, 1929
- ⁶ Jackson County Deed Records, Book 3, p.770
- ⁷ Oregon Sentinel, March 14, 1863
- ⁸ Winther, Oscar O. The Old Oregon Country, Lincoln: University of Nebraska, 1950. p. 146
- ⁹ Oregon Sentinel, January 21, 1865.
- ¹⁰ Oregon Sentinel, January 27, 1865
- ¹¹ Oregon Sentinel, February 11, 1865.

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Rock Point Hotel

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During the rest of the decade the small community of Rock Point began to grow. Joining the Hotel and the post office were homes, Abram Schuly's blacksmith shop, Haymond and White's Store, a saloon and a school.¹² In 1871 J.B. White completed the mapping of the town, and the community was officially surveyed. Included in the application is a copy of the original survey.

Record books from stage companies verify the regular use of the Rock Point Hotel as a stage stop. The Oregon Stage Company Record Book of 1866-1867 includes bills, receipts and waybills for the Portland, Yreka, Marysville and return route and lists stages going both ways stopping every day at Rock Point.¹³ Fred Tyce, stage driver for the Oregon-California run was twenty-one years old when he became a regular driver. Born near Jacksonville in 1857, Mr. Tyce recalled for the Medford paper that the twelve drivers covered the stretch from Roseburg, Oregon to Redding, California, a distance of 275 miles. He began driving from Rock Point to Cow Creek, and then later took a southern route from Rock Point over the toll road.¹⁴

Lytte White died in 1877. His son, Henry L. White took over as hotel keeper and ran the business through the rest of the century. The railroad came through in 1883 and due to L.J. White's earlier battle to keep the depot off his land, the station was located in a new spot between Rock Point and the Dardanelles. The new town which grew up was called Gold Hill and quickly grew as the business and financial center of the area. Rock Point faded and gradually old buildings disappeared. The White House and the Rock Point Hotel remain.

The Rock Point Hotel has an unusually important association with its location. The Hotel and the J.B. White House to the west are the structural remains of Rock Point; a community and geographical location that participated in transportation communication, agriculture and engineering during a hundred and twenty year period. The geologic feature which gave the area its name and the ferry which carried travellers were prominent early in the nineteenth century. A rough trail through the area was established when an early group of men attempting to cross the river encountered trouble. Ewing Young faced Rock Point in September, 1837:

"They were travelling to California to purchase cattle for Willamette settlers . . . They were several times attacked by hostile Indians on the Klamath and Rogue Rivers, but more severely at Rock Point; on the latter River, in September, where one of the whites was killed and two others wounded"¹⁵

Twenty years later miners were crowding into the area and gave the name Rock Point to the location, recognizing the prominent geographical feature on the Rogue River. In the mid 1850's the county began the development of a proper road and the establishment of Rock Point on an important route was permanently established:

The petition of J.B. White and others for the viewers to view and lay out a county road commencing at Bethel's ferry on the north side

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of Rogue River and terminating at the bridge across Rogue River at Rock Point, was presented to the Board . . .¹⁶

The stage, horseback riders and foot travellers crossed the River by ferry until a bridge was erected in the late 1850's. After the 1861-1862 flood and the destruction of the bridge, L.J. White reconstructed the bridge and built his new hotel. The establishment of the Hotel and the increasing amount of travel over the route insured a permanent road and steady business for the hotel-keeper. Ten years after the platting of Rock Point in 1871 and final survey, the Railroad was preparing a right of way through the Rogue River Valley. It went right through L.J. White's property, much to his displeasure. The Medford paper described the results of Mr. White's anger:

"Mr. White waged a bitter but losing battle against the rails going through his property. Had he not contested the right of way it is probable that the depot now at Gold Hill might have been built on his property."¹⁷

The railroad continues to function through the valley, now principally moving shipments of fruit out to market. Almost half a century after the building of the railroad another outstanding features of transportation was constructed at Rock Point. Lewis A. McArthur identifies it:

"Rock Point is now principally famous because of a fine concrete arch over Rogue River carrying the Old Pacific Highway. It is two miles west of Gold Hill and is named because of the geological formation. . . "¹⁸

In 1907, the Rock Point Hotel began a new period of its life when the building and surrounding lands were purchased by F.K. Deuel and others.

"In 1907 F.K. Deuel and Alf Weeks were looking for an orchard and looked over the White property which was on the market . . . They were impressed with the house and its original hand-planed floor boards and sound sugar pine timbers."¹⁹

The property bought by the orchardists grew from a one-acre family orchard to an eight hundred acre major valley orchard yielding leading varieties of pears, apples, cherries, peaches, apricots, walnuts and filberts. The Del Rio Orchard today continues to operate as one of the top producing orchards in the county.

The John B. White residence, currently on the National Register stands to the west of the Rock Point Hotel. Although the town has disappeared, the two buildings join other important features. The geologic natural historic resource of rocks, the Rock Point Cemetery, the railroad right of way, Del Rio Orchard, and the Rock Point Pacific Highway Bridge for a linear historic district. The White House and the Rock Point Hotel are important parts of the district. The Hotel retains its original relationship to the

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road, traditionally close to the route taken by travellers. The road use pattern is similar now and although people don't come to stay, their relationship to the building as they pass is the same as it was historically.

The Rock Point Hotel fortunately retains its significant design and is entirely recognizable as an early stage station. The exterior alterations include a roof over the second-story porch and a balcony railing which is not original. A shed at the back of the T wing is probably not original. On the interior, the Hotel's spatial arrangement has not been drastically altered. Major changes involve partitions on the lower level, in the T wing of the building. The original large cooking and dining room has been divided into living areas for inhabitants. The main block of the house remains the same. Upstairs the only structural changes are partitions in the dancing space. The T wing retains its original form. The upper floor has been used very little in the last eighty years. There has been no modernization. Wall planks are still muslin or wall paper covered, although the paper is in bad repair. No changes have altered the most significant design aspects of the Rock Point Hotel. All important elements may be restored.

Jackson County has a few other buildings which may be compared to the Rock Point Hotel. None are in the excellent historical condition demonstrated by the Hotel. South of Ashland are two properties owned by members of the Barron family. The Samuel Colver House in Phoenix is old, (1855) and hewn logs. Its two storied porch has been altered and the logs have been sided. The William Bybee House on Old Stage Road, a little north of Jacksonville was also used as a stage stop. Other buildings in Oregon with similar function include the Wolf Creek Tavern, the Wilbur Tavern at Wilbur and the Sam Brown House at Gervais, Oregon.

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- ¹² Walling, A.G. Ibid. p. 379.
- ¹³ Oregon Stage Company Record Book, 1866-1867, University of Oregon, Special Collections.
- ¹⁴ Medford Mail Tribune, May 19, 1929
- ¹⁵ Hermann, Binger. "Early History of Southern Oregon", Oregon Historical Quarterly, Volume XIX, No. 1 (March, 1918) p.56
- ¹⁶ Jackson County Commissioner's Journal, Volume 2, 1859-1861, p. 82
- ¹⁷ Medford Mail Tribune, June 30, 1929, p. 6
- ¹⁸ McArthur, Lewis A. Oregon Geographic Names, Portland, Oregon Historical Society, 1974, p. 623.
- ¹⁹ Medford Mail Tribune, June, 30, 1929, p. 6

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While the primary significance of the 5.50-acre Rock Point Hotel property proposed for nomination relates to early Oregon staging operations and Classical Revival architecture, there are eleven outbuildings on the property which have played a supportive role in the property's use to the present day. Five of the buildings--three barns, a water tower, and a former blacksmith's shop, are of sufficiently early date to be considered historic.

The nominated area is the administrative center of Del Rio Orchards, planted after 1907 during a period of rapid growth and development in the Rogue River Valley referred to as the "pear boom." One of as many as 473 orchard operations in the Rogue Valley in the early decades of the twentieth century, Del Rio is now one of a handful of the independents remaining. Along with Hillcrest Orchards, it is one of the two oldest continuously-operated orchards in the Valley. Most of the others have been consolidated in the move on the part of packing and marketing houses to buy orchards in order to control all aspects of the fruit industry.

Del Rio Orchards and others were crucial to the local economic base. During the 1920s, the Rogue Valley orchards flourished. During the Great Depression, they struggled to keep going, but they revived at the end of the Second World War. The importance of the fruit industry in Southern Oregon from the Post-War era to the present day was explained in a Medford Mail Tribune editorial in 1975.

The fruit industry... "is a major contributor to local payrolls...and to local merchants who sell oil, orchard heaters, fertilizers, pesticides, fungicides, machinery and other material used in orchards and packing houses. Employment ranges from 500 year-around employees to a peak of 4,400 during picking and packing. The amount of income generated and disbursed locally is usually estimated in the \$18 to \$19 million range."¹

¹Eric W. Allen, editorial, Medford Mail Tribune (November 4, 1975).

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Rock Point Hotel, Gold Hill, Jackson County, Oregon

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ITEM NUMBER 10 PAGE 1

This page to be substituted for amendment received by HCRS February 29, 1980.

The area nominated is 5.50 acres, more or less, and consists of two parcels separated by Southern Pacific Railroad right-of-way. Southern Pacific Railroad right-of-way is excluded from the nominated area. The nominated area falls chiefly in SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 17, T36S, R3W, W.M., in Jackson County, Oregon.

Parcel A

The major parcel is a portion of Tax Lot 802 and contains the historic Rock Point Hotel (1864-1865), which is the primary feature, and a barn with hand-hewn frame dating from about 1890. Although the hotel is supposed to be situated on the common section lines of Sections 17, 18, 19, and 20, the hotel is officially listed in Section 17 in records of the Jackson County Assessor.

Beginning at a point on the intersection of the northerly right-of-way line of North River Road (Highway 99) and the westerly section line of Sec. 20, T36S, R3W, W.M., thence northerly along said section line and the westerly section line of Section 17 to the southerly right-of-way line of the Southern Pacific Railroad approximately 250' to include the Rock Point Hotel, thence northeasterly along said southerly railroad right-of-way line approximately 800', thence southeasterly in a line perpendicular to the Southern Pacific Railroad right-of-way line approximately 200' to the northerly right-of-way line of North River Road (Highway 99), thence southwesterly along said right-of-way line to point of beginning, containing in all, 160,000 square feet, more or less.

Parcel B

The minor parcel is a portion of Tax Lot 801 and contains a barn (ca. 1885) and its shed addition (ca. 1910); a water tower (ca. 1890); a modern cold storage plat (ca. 1955) with two modern sheds associated with it as well as a blacksmith's shop dating from about 1900; a barn of about 1900 which was converted to packing house use in 1927, and three non-historic sheds associated with the packing house.

Beginning at a point on the intersection of the westerly section line of Section 17, T36S, R3W, W.M., and the northerly right-of-way line of the Southern Pacific Railroad, thence north along the westerly section line of Sec. 17 approximately 100', thence northeasterly in a line parallel with the northerly right-of-way line of said railroad approximately 800', thence southeasterly in a line perpendicular to the northerly right-of-way line of the Southern Pacific Railroad approximately 100' to said right-of-way line, thence southwesterly along said right-of-way line approximately 800' to the point of beginning, containing, in all, 80,000 square feet, more or less.

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This is to amend the geographical data pertaining to the Rock Point Hotel, Gold Hill, Jackson County, Oregon.

The area nominated is 4± acres and consists of two parcels separated by Southern Pacific Railroad right-of-way. Southern Pacific Railroad right-of-way is excluded from the nominated area. The nominated area falls chiefly in SW ¼ SW ¼ Section 17, T36S, R3W, W.M., in Jackson County, Oregon.

Parcel A

The major parcel is a portion of Tax Lot 802 and contains the historic hotel, which is the primary feature, and a barn with hand-hewn frame of about 1890. Although the Rock Point Hotel is supposed to be situated on the common section lines of Sections 17, 18, 19 and 20, the Hotel is officially listed in Section 17 in Jackson County Assessor's records.

Beginning at a point on the intersection of the northerly right-of-way line of North River Road (Highway 99) and the westerly section line of Sec. 20, T36S, R3W, W.M.. thence northerly along said section line and the westerly section line of Section 17 to the southerly right-of-way line of the Southern Pacific Railroad approximately 250' to include the Rock Point Hotel, thence northeasterly along said southerly railroad right-of-way line approximately 800', thence southeasterly in a line perpendicular to the Southern Pacific Railroad right-of-way line approximately 200' to the northerly right-of-way line of North River Road (Highway 99), thence southwesterly along said right-of-way line to point of beginning, containing in all 160,000 square feet, more or less.

Parcel B

The minor parcel is a portion of Tax Lot 801 and contains the historic water tower.

Beginning at a point on the intersection of the westerly section line of Section 17, T36S, R3W, W.M., and the northerly right-of-way line of the Southern Pacific Railroad, thence northeasterly along said railroad right-of-way line approximately 150' to a point on the easterly margin extended of the lane running perpendicular to said railroad right-of-way, which is the true point of beginning, thence northwesterly in a line perpendicular to the Southern Pacific Railroad right-of-way line 100', thence northeasterly in a line parallel with the railroad right-of-way line 100', thence southeasterly in a line perpendicular to the railroad right-of-way line 100' to the northerly right-of-way line of the Southern Pacific Railroad to include the historic water tower, thence southwesterly along said railroad right-of-way line to the true point of beginning, containing in all 10,000 square feet, more or less.