

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

For NPS use only

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

received FEB 1 1985

date entered FEB 28 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Morrow County Courthouse

and/or common Same

**2. Location**

street & number 100 Court Street N/A not for publication

city, town Heppner N/A vicinity of Second Congressional District

state Oregon code 41 county Morrow code 049

**3. Classification**

| Category  | Ownership                                  | Status  | Present Use                                    |
|---|--|---|--|
| <input type="checkbox"/> district               | <input checked="" type="checkbox"/> public | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture           |
| <input checked="" type="checkbox"/> building(s) | <input type="checkbox"/> private           | <input type="checkbox"/> unoccupied                 | <input type="checkbox"/> commercial            |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both              | <input type="checkbox"/> work in progress           | <input type="checkbox"/> educational           |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                  | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment         |
| <input type="checkbox"/> object                 | <u>N/A</u> in process                      | <input checked="" type="checkbox"/> yes: restricted | <input checked="" type="checkbox"/> government |
|   | <u>N/A</u> 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 Morrow, County of

street & number 100 Court Street

city, town Heppner N/A vicinity of state Oregon 97836

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Morrow County Courthouse

street & number 100 Court Street

city, town Heppner state Oregon 97836

**6. Representation in Existing Surveys**

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

date 1984  federal  state  county  local

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

city, town Salem state Oregon 97310

## 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 <u>N/A</u> |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |                 |

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

The Morrow County Courthouse is located in Heppner, Oregon and is a two-story rectangular building of locally quarried dark blue basalt with light colored trim stone specified to be from Elgin and Baker. Designed by Architect Edgar M. Lazarus and constructed in 1902-1903 for the County of Morrow, it remains in service today as Morrow County's Courthouse housing most of the same functions as it did in 1903. It is an eclectic design in the tradition of the American Renaissance. The hip-roofed rectangular main volume with its classical cornice is characterized by bi-lateral symmetry and is dominated by a central entrance pavillion. The entrance pavillion is surmounted by a domed cupola with clock faces mounted on three sides. Having survived the Great Heppner Flood of 1903, no major modifications have been made to the exterior and the interior has been modified by only a few minor changes. Generally, the building is in good condition, with its historic integrity very much intact.

### Description:

The Morrow County Courthouse is located on the same site as the original wood framed Courthouse (Photo #10), on the westerly portion of Block 1, Jones' Addition to Heppner, Oregon (T2S, R26E, Sec. 35). Located at 100 Court Street, two blocks from Main at the east end of May Street, its site is slightly elevated above downtown on the toe of one of the many rolling hills which surround the town (Photo #13). The Courthouse site is a large lawned and treed site (309 feet along its northside and 200 feet across the east side), within a primarily residential district.

The main facade of the courthouse faces west toward downtown and is reached from Court Street by a long flight of curved stairs constructed of locally quarried basalt (Photo #16 & #17). The base of the Courthouse site along Court Street is buttressed by a retaining wall of the same basalt. The elevated site of the Courthouse, the long flight of stairs, the retaining wall below and its location at the end of a major street all work to heighten the imposing effect of the courthouse and its visual dominance over Heppner's downtown.

The Courthouse is a two-story rectangular building 82 feet wide (north-south), 51 feet 6 inches deep (east-west), and approximately 71 feet in height to the top of the cupola. It has a full basement under most of the building, with the upper wall of the basement daylighted on the west side and an exterior stair access on the south and east sides. Attached at the northeast corner on the east side of the Courthouse is a single story annex, without basement, 19 feet 6 inches wide (north-south), approximately 35 feet deep (east-west), and 12 feet in height (Photo #24). The annex is part of the original construction and served as the county jail until 1979.

The Courthouse exterior is classically organized vertically, with a clearly defined base, highlighted by a belt course above the basement window, a body, and a cornice capping the top. From the foundation to the cornice of the wall at the top of the second story windows, the body of the exterior wall finish is a dark blue basalt. The basalt is rock faced and laid in a random ashlar pattern and is applied as a veneer to a structural brick wall. All the stone was to be bedded and jointed in mortar with open face joints to a depth of 3/4 inch for the final point of work.

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Final pointing was a mixture of lime, putty and sand and finished with a protruding beaded mortar joint producing a very clean and finished look to the stonework.<sup>1</sup> From the belt course below the first floor windows down to the dressed stone base, the walls flare out slightly and have no quoins (Photo #26). From the belt course up, the walls are vertical and the corners are transitioned by the use of quoins. All dressed trim stone from grade up to and including the belt course was specified to be LaGrande Sandstone.<sup>2</sup> The dressed trim stone above the belt course including the portico, voussoirs, and quoins was specified to be Baker City Sandstone.<sup>2</sup> The sandstone was dressed in two ways. Typically the sandstone was rock faced with the edges tooled and dressed. The exception to this was for the entrance pavillion where the entire face of the stone was tooled and dressed. The dark blue basalt was specified to be "from A. W. Osmin's quarry, situated 2 3/4 miles from Heppner."<sup>2</sup>

The basalt quarry of Albert William Osmin was located approximately 2 3/4 miles from Heppner, up the Balm fork of Willow Creek. The quarry is still viewable today, having been inactive for some time (Photo #25). A. W. Osmin was originally from New York, after coming to Heppner he married into the Brundage family, who owned the land where the quarry was located. It is thought that at least part of the rock from the quarry was donated to the county for the Courthouse. In the final accounting of the project, published in the newspaper and included in the significance section of this nomination, A. W. Osmin is listed as having received at least some payment for the stone. The actual quarry source of the trim stones has been more difficult to locate. There appears to be no record of a quarry in the LaGrande or Elgin area. The Baker area, actually Pleasant Valley, had two prominent quarries active at the time of the Courthouse construction, The Ideal Quarry and the Oregon Lava Stone Company. The trimstone material has been called sandstone, however, it appears more like a stone called volcanic tuff. In a 1914 publication, no sandstone quarries are shown east of the Cascades.<sup>3</sup> Volcanic tuff occurs over wide areas in Eastern Oregon, is composed of fine volcanic ash particles with some visual similarities to a sandstone.

The hipped roof is a wood framed structure with the hips occurring on the north and south ends of the rectangular roof. The main rafters, 2 x 10's at 24 inches on center, are supported at midspan by purlins and bear at the exterior wall on a short 2 x 12 knee wall built on top the masonry and stone wall. It is to this knee wall that the major portion of the cornice is attached. The entrance pavillion/cupola is stone up to the floor of the cupola and from there is wood framed with galvanized iron and wood detail work.

The east wall of the tower is carried on (2) 12 inch "I" beams built into the ceiling of the second floor. The I beams are carried on (2) 8 inch steel columns on both the second and first floors to masonry piers in the basement. Access to the tower/cupola is via a ladder in a second floor closet into the attic. A portion of the attic has

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had flooring installed for access to the base of the tower where another ladder provides access up into the cupola. It is also in this tower base where the clock mechanism/motor is housed (Photo #30).

The Morrow County Courthouse is an eclectic design in the tradition of the American Renaissance. The west facing facade, also the main facade, is characterized by bilateral symmetry and is dominated by a domed cupola (Photo #21). Clock faces are mounted on three sides (north, west and south) and a bell mounted inside the cupola (Photo #28 and #29). The cupola and dome are somewhat in the baroque style. The facade is divided into five bays with each bay containing two windows and the center bay position occupied by the entrance pavillion. A second story opening in the tower is flanked by (2) sculptural figures (Photo #27).

Capping the wall below the roof eave is a simple classical cornice with applied modillions. The cornice was originally detailed to be made of wood, but was changed to formed galvanized iron during construction.<sup>4</sup> Centered between the two bays which flank each side of the entrance pavillion, are bull's-eyes dormers of baroque influence (Photo #31). The original drawings called for two wrought iron lamps to be surface mounted to the entrance pavillion, one on either side of the entrance door (Photo #4). Originally there was also to be a wrought iron flag pole bracket and staff mounted to the entrance pavillion above the second story window (Photo #4). It was to be provided with an 8 inch copper ball gilded with gold leaf.<sup>5</sup> There is no evidence that either of these two elements were ever installed.

The east facade appears to have not been intended as a major facade of public view or entrance. It is certainly understandable given that this facade is on the uphill side of the site, which was on the east edge of town and with a flume (Photo #10) for the flour mill running directly behind the site discouraging growth in that direction. The facade is devoid of many of the stylistic elements, present on the other facades. There are no modillions applied to the cornice (the basic cornice has been applied to this side), no bull's-eye dormers, no clock face was installed on this side, no trim stone surrounds have been used around openings, and lintel stones are singular horizontal stones. (Photos #7 and #22) Undoubtedly, the importance of the rear entrance has changed over the years, particularly after the use of the automobile became common. A parking area was developed on this side of the Courthouse, which has made the rear entrance a primary entrance. All the service elements have been located on this side of the Courthouse including the furnace chimney, the coal chute, the exterior basement stair, and the jail annex.

The north and south facades are characterized by the same stylistic elements of the west facade. The south end has a series of three windows across. The windows are evenly spaced on both the first and second floors, with a bull's-eye dormer centered over the middle double window (Photo #23.) The north end has a series of four windows across

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with the center two windows spaced closer together and the bull's-eye dormer centered between the center two windows (Photo #24). The second floor windows all serve the courtroom. The outer two first floor windows are for offices and the inner two windows enter the clerk's vault. The vault windows were originally designed to have the same window surrounds as the other windows, but to be completely infilled with stone. Instead, the window surrounds were completed but windows were installed in the upper half of the infilled area. Iron bars were installed on the exterior of these windows and iron shutters were installed on the interior.

The typical window in the Courthouse is a double hung 1 over 1 wood window with trim stone surround and sill. The sill stone is tooled and dressed, with a sloped wash and drip. The jamb trim stones are alternating vertically and horizontally rectangular stones. The second floor window heads are terminated by the cornice. The first floor window heads are terminated by a flat arch done in the trim stone with an oversized key-stone.

The Morrow County Courthouse has survived without any major modifications or additions to the exterior. The original integrity of the building is still very much intact, with only minor modifications or repair/replacement having occurred.

On the west facade, two outdoor light fixtures have been mounted to the tower. Several window air conditioners are being utilized for many of the offices and are visible on all sides of the Courthouse (Photo #21). The cupola has suffered from severe weathering (Photo #29). There have been additional vertical tension rods installed through the floor and ceiling of the cupola. One can see that the wood turned columns have shifted outwards. The finial that caps the cupola has been modified from its original construction. Comparison of early photographs indicates the original spire was approximately 15 feet tall (Photos #13 and #21). Word has it that the spire was hit by lightning and has since been modified as a finial. The roofing material has been changed from its original wood shingles and it is now covered with composition shingles. Finally, the main west entrance has been replaced with a new door.

On the south facade the basement window at the southwest corner has been replaced with a door, utilizing the original lintelled opening. In addition, a new concrete stair was installed. Both downspouts on the south facade have missing sections, either at the cornice or at the ground.

On the east facade a shed roof was constructed over the rear entrance door and exterior stair to the basement. This work was given the commissioners approval on November 4, 1931<sup>6</sup> and seems to support the earlier comment on the changing importance of the rear entrance. The jail annex has received the only addition at the Courthouse. On the east end of the annex, two restrooms accessible from the exterior were added (Photo #24). All three windows on the north side of the annex have been filled in. Only the two

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outer windows were original to the building. On the south side of the annex a center window has been added. The two original outer windows have been modified.

The original internal spatial organization and finish materials of the Courthouse remain very much intact with only some minor alterations. The exceptions to this are in the basement and in the jail annex, where major remodeling leaves little of the original organization or finishes. The ceiling heights on both the main floor and the second floor are 12 foot 3 inches.

The Courthouse retains most of its original finish materials. The wall and ceiling finish material is lath and plaster, with a four foot high panelled clear finished fir wainscoat throughout (Photo #34). The walls are capped with a plaster coved cornice at the ceiling and a band of wooden picture molding a couple feet below the ceiling. The original light fixtures, which were brass with glass shades, were suspended on brass stems hung from plaster ceiling medallions. These were replaced in 1959 by fluorescent light fixtures (Photo #20). Each plaster ceiling medallion in the Courthouse is of a different design. Most of the medallions remain, with about seven having been removed, likely when the light fixtures were replaced (Photo #42 - 45). All the interior doors, transoms, and hardware are original to the building, with the exception of the restroom door, the two entrance doors, and some basement doors. The original tongue and grooved fir floors are now covered with carpet and linoleum.

The main and second floors are organized around a central circulation space, called the main hall. Within the main hall is the most impressive interior element of the building, the stair to the second floor (Photo #32). The wide oak stair with turned balusters and large square panelled newell posts (Photo #33), rises to the east to a landing at the exterior wall where the stair then doubles back, splits along both sides of the lower run, and continues to the second floor (Photo #35). Missing from the tops of the newell posts are the decorative elements shown in the original drawings (Photos #8 and #9). Holes in the tops of the newell posts suggest that the decorative elements were in place at one time. These elements as shown in the original drawings, can be described as candelabras approximately three feet tall and perhaps wrought iron, as they are similar to the wrought iron work designed for the exterior. The landings at the second floor brings one back to a large circulation space, similar to the main floor.

Access to the main hall is provided from the main entrance on the west side through an entrance foyer. Access from the rear entrance, on the east side, is through a hall adjacent to the stair. From the main hall a corridor runs to the south, on both the main and second floors, with two rooms on each side of the corridor.

On the main floor, off the main hall, are two offices to the north. At the northwest corner is the County Clerk's office, unchanged and still functioning in the space originally designed for it. Within the County Clerk's office is a glass partitioned private

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office and the walk-in vault where county records are stored. All the original equipment of the vault remains in use today, including the vault door, metal storage boxes, and storage shelves (Photo #37). Adjacent to the Clerk's office, to the east, is the Assessor's office. This office was originally the Sheriff's office with a glass partitioned private office for the Sheriff. There have been some alterations in this office. The glass partition has been removed, a door to the outer office from the hall has been removed and patched in, the counter does not appear to be original, and the old jail door opening from the Sheriff's office to the jail has been plugged with a safe.

Still on the main floor and in the main hall, under the stair landing is the restroom. The restroom location is original, but some of the fixtures are not and the door to the restroom has been replaced. To the south, and adjacent to the main stair, is an enclosed stair to the basement; while in its original position, the stair has been lengthened. The lengthening of the basement stair necessitated the relocation of the door into the adjacent Treasurer's office. The door was relocated to the corridor wall, reusing the original door and trim. The four offices down the corridor are the Judge's chambers (county judge and commissioners), the Accountant's office (used to be the commissioners' office), the Treasurer's office, and the Tax Collector's office. The only alterations to these spaces have been: the addition in the Accountant's office of a nine foot high partition and the addition of two off-set nine foot partitions at the end of the corridor; both approved in 1983<sup>7</sup>, and a new seven foot wide opening between the Tax Collector's office and the Treasurer's office in 1981<sup>8</sup>.

On the second floor, to the north of the central circulation space, is the Courtroom. Panelled double doors, with transom windows, lead off the central space into the Courtroom, (Photo #39) which is oriented east and west, with the judge and jury located at the west end. The four west facing windows behind the judge were originally designed to have wood panels in the lower half of the windows, but were not constructed (Photo #40). The jury box and the witness stand do not appear to be original, being detailed in a much simpler fashion than the other woodwork in the Courthouse. Two unit heaters have been suspended from the ceiling at the east end of the Courtroom. An air conditioning system has been installed in the attic of the Courtroom with air diffusers installed in the ceiling. The remaining elements of the Courtroom appear to be as constructed in 1902. The deeply coved plaster ceiling in the Courtroom is the only room in the Courthouse with a coved ceiling.

In what is now the Jury Room, the south wall originally had a double door with transom windows above and two high wall windows. All of these openings have been infilled, retaining the trim boards around the original openings. There is a bathroom in the jury room, but it appears this was added later. The Jury Room is connected to the Courtroom by a private corridor. To the west of the Jury Room, just off the Courtroom, is a small room now occupied by the Circuit Judge. It is possible this room was originally the Jury Room, given the modifications that were made to the present Jury Room.

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A fire sprinkler system has been installed throughout the second floor with the water supply pipes in the attic and the sprinkler heads projecting through the ceiling. In addition, a standpipe with a firehose has been added on the south side of the second floor central circulation space.

At the end of the second floor corridor, on the west side is the Justice Court, probably not the original function of this room. The north wall of this room is the shared wall with the Jury Room which was modified as discussed previously. Across the hall is the District Attorney's office. This room has no plaster cornice at the ceiling or picture molding on the wall. A nine foot partition, like those downstairs, has been added. A new door has also been added to the adjacent office through the north wall.

The office which opens off the south side of the central circulation space is the Circuit and District Court office. A ceiling suspended unit heater has been added to this room, along with the new door into the District Attorney's office. To the west of the Court office and adjacent to the District Attorney's office, opening off the corridor, is the women's restroom. The restroom has a set of high ribbon windows on its east wall which have now been panelled. Adjacent to the Court office and opening off the south side of the central circulation space is a closet where the ladder access to the attic is located.

As mentioned previously the basement underwent a major remodel in 1978. The Sheriff's office was relocated to the basement. Until this work, the basement had not been used for office space. One remaining original room in the basement is the storage vault, a room approximately 14 feet by 20 feet in size. An element of added interest is the vault door (Photo #38). The specifications call for the removal of the "present vault door (from the original wood framed Courthouse) and fit same to basement".<sup>9</sup> Among the documents found in storage in the Clerk's vault was the contract with John E. Davis to provide miscellaneous items for the jail and vaults. This contract includes only one set of vault doors.

The jail annex also underwent major remodeling in 1979 which ended its use as a jail after 74 years. The original drawings show four cells grouped at the east end of the space, with access to the cells from the north and south. Two water closets were provided back to back in the northwest corner of the annex. One of the waterclosets opened off a fifth cell, which was adjacent to the jail door. A double iron door with box frame led from the jail annex to the Sheriff's private office. There was a sink in the southwest corner of the annex behind a partition. On April 2, 1903, the Heppner Gazette noted that the new jail was being much better patronized than the old one. In 1979, the space was remodeled for use as the Appraiser's office. In October, 1980, the commissioners agreed to donate the jail door to the Historical Society, but it was too late, the door had been destroyed.



## 8. Significance

| Period                                    | Areas of Significance—Check and justify below    |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric      | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture         | <input type="checkbox"/> religion                |
| <input type="checkbox"/> 1400–1499        | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                            | <input type="checkbox"/> science                 |
| <input type="checkbox"/> 1500–1599        | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature                     | <input type="checkbox"/> sculpture               |
| <input type="checkbox"/> 1600–1699        | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education              | <input type="checkbox"/> military                       | <input type="checkbox"/> social/<br>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 checked="" type="checkbox"/> politics/government | <input type="checkbox"/> other (specify)         |
|   |  | <input type="checkbox"/> invention              |   |  |

**Specific dates** 1902 **Builder/Architect** Edgar M. Lazarus, Architect

### Statement of Significance (in one paragraph)

The Morrow County Courthouse, built in 1902-1903, has been a significant building and institution in the history of the town of Heppner and of the County of Morrow. The Courthouse has served Morrow County since 1903, and continues to do so today, making it one of the oldest continuously used courthouses in the State of Oregon, and thus eligible under Criterion "a". Upon opening, the Heppner Gazette described it as "all modern and first class and large enough to accommodate all future demands." The exterior and much of the interior has remained virtually unchanged since its opening, maintaining its originality of design, and serving as a nearly unaltered example of early 1900 architecture. The Courthouse is eligible under Criterion "c" as a fine example of eclectic design in the tradition of the American Renaissance and is the only significant example of this period of architecture in Morrow County. The building is also significant under Criterion "c" as an important early commission in the career of architect Edgar M. Lazarus. Lazarus became a very prominent Oregon architect and one of the first, in the Pacific Northwest, to be elected a Fellow of the American Institute of Architects.

### Description:

Morrow County was created on February 16, 1885, by the Oregon State Legislature, through a house bill introduced by L. B. Cox.<sup>10</sup> The County received its name in recognition of J. L. Morrow, a pioneer merchant and legislator from Heppner. Heppner was named the interim county seat until a general election could be held to establish the official permanent location. On June 7, 1886, the citizens narrowly elected Heppner the official county seat, collecting only 33 more votes than Lexington.<sup>11</sup> The original Courthouse was a two-story wood framed structure on the same site where the present Courthouse now stands and was a gift from the citizens of Heppner<sup>12</sup> (Photo #10).

On January 9, 1902, the Heppner Gazette reported on a mass meeting of prominent Morrow County residents who were very much in favor of constructing a new Courthouse. Asked to be in attendance that night were the County Judge and Commissioners to hear the peoples' sentiment for a new Courthouse. Two days later, on January 11, County Judge A. G. Bartholomew and Commissioners E. C. Ashbaugh and J. L. Howard pronounced the order to build a new Courthouse, and to find a new site.<sup>13</sup> They also declared the Commissioners would visit courthouses in the State to determine the proper requirements for the new Courthouse. The January 23rd issue of the Heppner Gazette reported on the return of A. G. Bartholomew and E. C. Ashbaugh from their tour of Willamette Valley Courthouses. They visited courthouses in Salem, Corvallis, Dallas, Oregon City and Moro.

An offer of \$2,000 was made from Heppner citizens to the County, toward the cost of construction provided the new Courthouse be built on the site of the existing Courthouse, in front of the existing structure.<sup>14</sup> As reported in the Gazette a few days

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Heppner, Oregon

Quadrangle scale 1:24000

### UTM References

A 

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 1 | 3 | 0       | 0 | 3 | 4 | 0        | 5 | 0 | 2 | 5 | 1 | 7 | 0 |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |

B 

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

C 

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

D 

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

E 

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

F 

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

**Verbal boundary description and justification** The Morrow County Courthouse is located on Tax Lot #800, Block 1, of Jone's Addition to Heppner, Morrow County, Oregon, otherwise known as Township 2 South, Range 26 East of the Willamette Meridian.

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

state None code county code

state None code county code

# 11. Form Prepared By

name/title James E. Lynch, A.I.A. and Patrick M. Derickson, Assoc, A.I.A.

organization James Lynch & Associates, A.I.A. date August 17, 1984

street & number 221 SW First Street telephone (503) 276-8625

city or town Pendleton state Oregon 97801

# 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 11, 1985

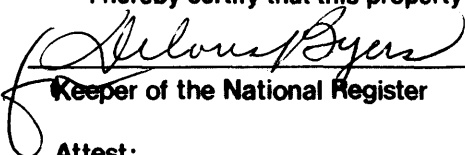
### For NPS use only

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

Entered in the National Register

date

2/28/85

  
Keeper of the National Register

Attest:

date

Chief of Registration

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

MORROW COUNTY COURTHOUSE

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

later, the chosen site was changed to the existing Courthouse location because of general dissatisfaction with several other sites. The existing site was reportedly a compromise choice. However, the Gazette did not mention anything about the monetary offer.

An architectural competition for the design of the Courthouse was announced February 6, 1902, by the County Commissioners. The plans were to be submitted by February 20th. First place was to receive a fee of 5 percent of the cost of the building for such plans and for the supervising of the construction. Second place was to receive \$50.00 and third place \$25.00, both of which were to be deducted from the winners award. Total cost "was not to exceed \$25,000.00 including clock, one vault door, and all fixed counters." On February 20th, a "number" of different plans and drawings were submitted. The plans of Edgar M. Lazarus were adopted and he was awarded the contract to furnish the plans and specifications, copies of which are included in this nomination as they survive today (Photos #1-9). His contract was to compensate him 3-1/2 percent of the cost of construction.<sup>16</sup> He was ultimately to be paid \$1,443.75. Based upon the 3-1/2 percent fee negotiated, this would equate to a final construction cost of \$41,250.00. The final accounting of the cost of construction, as included later in narrative, confirms this figure.

The winning design submitted by Lazarus was an eclectic design in the tradition of the American Renaissance. The design, in 1903, represented for Morrow County and the City of Heppner a grand and permanent committment of the citizens to their County Government. The quality and style of the building and the dominant presence of its site over downtown Heppner properly reflected the respect and importance of County Government in the early 1900's. Today, it retains that same grandeur and dominant presence in Heppner and is a fitting tribute to the timeless quality of Edgar Lazarus' design and engineering abilities. For Lazarus, the Morrow County Courthouse commission appears to have been a stepping stone in his career to aid in his career transition into significant institutional commissions.

Edgar M. Lazarus, F.A.I.A., 1868-1939, was born in Baltimore, Maryland. He came to Portland, Oregon in 1892, and had a distinguished career until after the First World War. He was active in the Portland Architectural Club and the American Institute of Architects. He was among the first in the Pacific Northwest to be elected a Fellow of the American Institute of Architects.<sup>17</sup> He was also a member of the Sons of the American Revolution, his qualifying ancestor being Moses Cohen, private Grenadier Company of Charleston, South Carolina; present at the battle of Fort Moultrie and the seige of Yorktown. His cousin Emma Lazarus (1849-1887), a poet, is best known for her poem carved inside the pedestal of the Statue of Liberty.<sup>18</sup> Lazarus' major architectural works include:

1898-1899 Apperson Hall, Oregon State University  
Corvallis, Oregon

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MORROW COUNTY COURTHOUSE

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|           |  |
|-----------|--|
| 1904      | Ahavai Shalom Synagogue<br>Portland, Oregon                        |
| 1904-1907 | Clatsop County Courthouse<br>Astoria, Oregon                       |
| 1905      | Agriculture Building, Lewis & Clark Exposition<br>Portland, Oregon |
| 1912      | Oregon State Hospital<br>Salem, Oregon                             |
| 1916-1918 | Vista House<br>Crown Point, Oregon                                 |

On May 8, 1902, at 10:00 a.m., bids were opened for the primary contracts of masonry, interior finish, plumbing, heating and electrical wiring.<sup>19</sup> Contracts were awarded as follows:

|                      |  |                  |
|----------------------|--|------------------|
| Masonry              | Frank Duprat<br>Heppner, Oregon                      | \$ 19,636.00     |
| Interior Finish      | R. C. Wills<br>Heppner, Oregon                       | \$ 10,079.00     |
| Plumbing             | Gilliam & Bisbee<br>Heppner, Oregon                  | \$ 825.00        |
| Heating              | Gardner and Kendall Heating<br>Co., Portland, Oregon | \$ 1,990.00      |
| Electrical<br>Wiring | Pacific Electrical Co.                               | \$ <u>149.00</u> |
|                      | TOTAL  | \$ 32,679.00     |

These contracts did not include all the costs associated with the construction of a new Courthouse. The court purchased many items themselves with the above contracts only including labor to install the item. Edgar M. Lazarus' contract apparently did not include supervising construction because J. K. Carr was hired as superintendent of the project, and had to be paid in addition to Lazarus' compensation. There were also other contracts signed and verbal instructions to do additional work during the progress of construction. In addition to the above contracts, a prime contract was entered into with the Monterastelli Brothers, Laurence and Louis, to cut and trim

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MORROW COUNTY COURTHOUSE

CONTINUATION SHEET

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the stone for the entire building. The County Court also purchased the two statues which flank the entrance from them for \$1,200.00.

Excavation was completed May 27, 1902, and the foundation started the following week.<sup>20</sup> Masonry work progressed rapidly until the first week of July, when weather caused some delay. The Heppner Gazette reported the first floor stone was up and the inside work was being pushed rapidly on September 4th. The paper also reported the work was "first class." On September 25th, it was reported the stone work was nearly finished and the roof work would "commence next week." By December 11th, the interior plastering was nearly finished and the heating equipment had been installed and was operating. On February 19, 1903, the Gazette reported the Courthouse was almost complete, the clock and bell were in place and would be running a few days and the vault furniture had arrived.

The County issued a Notice for Bids for the purchase of the old wood framed Courthouse in the Heppner Gazette on Thursday, March 5, 1903. The bid opening was set for Saturday, March 14. The building was to be removed within fifteen (15) days after purchase. The old Courthouse was awarded to Thomas Ayers for his bid of \$285.00.<sup>21</sup> It has been recorded in other sources that after he bought the Courthouse he removed the cupola and used it on his house. Study of the enclosed photograph of the old Courthouse seems to repudiate this claim, for the old Courthouse had no cupola. Perhaps it was built using salvaged wood from the old Courthouse. By April 9th, the old Courthouse had been moved and torn down.

On March 12, 1903, the Gazette reported the new Courthouse was finished and the officers moved in. The building was described as "all modern and first class and large enough to accommodate all future demands."

Just three months after the new Courthouse was occupied, the greatest natural tragedy in Oregon's history struck Heppner.<sup>22</sup> On June 14, 1903, a cloudburst sent torrents of water down Willow Creek and through Heppner taking part of the town and 247 of its citizens with it. Had it not been for the slightly elevated site of the Courthouse, it undoubtedly would have been severely damaged. Enclosed is an early photograph taken just after the flood, showing the Courthouse and its proximity to the path of destruction. (Photos #15 and #16)

The final accounting of the cost of construction was reported to the Commissioners on November 2, 1904. Vawter Crawford, the County Clerk, was directed to have the report published in the Heppner and Ione newspapers. The following is the report which appeared in the Heppner Gazette on November 10, 1904:

No comprehensive statement of the cost of building the new Courthouse of Morrow County having been heretofore published, and believing it to be due to the taxpayers of the County

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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

MORROW COUNTY COURTHOUSE

CONTINUATION SHEET

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to know exactly what the same has cost them, or will have cost them, when paying for the structure is completed. I have prepared from my records the following detailed statement, which shows the amount of warrants issued on account of building the house. In preparing this statement, I have had in view the fact of putting everything into it that occurred as an item of expense in connection with the construction, hence it may appear that some of the items did not have to do with the building of the house proper, but they were incurred, nevertheless, on account thereof.

In this statement, the first table is the contracts, and the amounts thereof, as awarded by the county court, and cover only the construction of the building proper and is as follows:

|  |             |
|--|-------------|
| Frank Duprat, stone work-----              | \$21,670.50 |
| R. C. Wills, carpenter work-----           | 14,608.50   |
| plastering, painting, etc.                 |             |
| J. E. Davis, steel vault and jail-----     | 500.00      |
| doors, bars, and fixtures                  |             |
| Pacific Electric Co., electric wiring----- | 149.00      |
| Gilliam & Bisbee, plumbing-----            | 829.00      |
| Gardner & Kendall, steam heating-----      | 1,990.00    |
| Art Metal Construction Co.,-----           | 1,687.00    |
| steel vault fixtures                       |             |
| Total-----                                 |             |
|  | \$41,434.00 |

Upon the completion of the contract work, the contractor work, the contractors were found to have been paid the following sums:

|                                 |             |
|---------------------------------|-------------|
| Frank Duprat-----               | \$21,447.69 |
| R. C. Wills-----                | 15,177.14   |
| J. E. Davis-----                | 450.74      |
| Pacific Electric Co.-----       | 149.00      |
| Gilliam & Bisbee-----           | 825.00      |
| Gardner & Kendall-----          | 2,020.00    |
| Art Metal Construction Co.----- | 1,626.06    |
| Total                           |             |
|                                 | \$41,725.63 |

The following items are classed under the head of miscellaneous, as no contracts were filed for the work done, although in most instances the work was done at an agreed price between the parties and the court, while no signed agreements were entered into:

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|   |          |
|---|----------|
| T. C. Taylor, cement used in-----   | \$605.10 |
| construction of retaining wall,<br>walks, steps, and floor of basement  |          |
| Minor & Co., lime-----  | 59.15    |
| Albert Osmin, stone-----  | 166.50   |
| W. P. Scrivner, blacksmithing-----  | 31.85    |
| E. E. Morrison, drayage-----  | 6.70     |
| J. R. Simmons, blacksmithing-----   | 11.15    |
| J. K. Carr, supervisor of construction-----   | 900.00   |
| H. C. Johnson, carpenter work-----  | 7.50     |
| H. A. Hastings, labor-----  | 23.00    |
| A. G. Bartholomew, total of appropriations<br>placed in his hands by Co. Court, for<br>completion of work on stone wall and<br>improvements of grounds----- | 1,510.94 |
| Heppner Transfer Co., drayage-----  | 13.75    |
| Gilliam & Bisbee, hardware, tiling and-----<br>piping outside contract  | 857.26   |
| E. Aymard, building cement walks-----<br>and floor in basement  | 149.30   |
| Globe-Wernicke Co., office furniture-----   | 57.25    |
| Wells & Co., furniture, chairs, tables,-----<br>desks, linoleums, etc.  | 1,384.05 |
| J. K. Carr, moving jail, putting up blinds-----   | 54.75    |
| Northwest School Furniture Co.-----<br>seats for County and Circuit Courtrooms  | 259.20   |
| E. M. Lazarus, architect's fees-----  | 1,443.75 |
| Morning Oregonian, advertising for bids-----  | 29.25    |
| Ione Post, same-----  | 5.00     |
| Kline & Ashbaugh, blacksmithing-----  | 65.55    |
| Mat Lichtenthal, money appropriated for-----<br>excavating grounds for building   | 1,000.00 |
| Julia Hart, copying contracts-----  | 23.60    |
| S. W. Meadows, blacksmithing-----   | 10.70    |
| Heppner Blackman, copying contracts-----  | 9.00     |
| Mrs. D. A. Hamilton, drayage-----   | 6.25     |
| C. C. Patterson, lumber-----  | 1.88     |
| I. N. Prater, painting-----   | 33.50    |
| Heppner Light & Water Co., installing-----<br>electric lights and putting in<br>fixtures  | 104.75   |

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|   |             |
|---|-------------|
| *P. O. Borg, balance on clock and-----  | \$312.45    |
| new dials   |             |
| Heppner Milling Co., water for grounds-----                                     | 21.34       |
| Monterastelli Bros., two pieces of statuary-----                                | 6,100.00    |
| \$1,200, furnishing and cutting dressed<br>stone for walls, steps, etc. \$4,000 |             |
| Total-----  | \$15,264.47 |

### SUMMARY

|                               |             |
|-------------------------------|-------------|
| Miscellaneous items paid----- | \$15,264.47 |
| Total contracts paid-----     | 41,725.63   |
| Total warrants issued-----    | \$56,990.10 |

\*The purchase price of clock was fully subscribed by citizens of Heppner, and was all paid except \$222.15, which amount was the subscription of parties lost in the Heppner flood.

State of Oregon,  
County of Morrow,

I, Vawter Crawford, County Clerk of Morrow County, Oregon, do hereby certify the above to be a correct and true statement of the cost of construction of the new Courthouse of said county, as the same is shown by the records thereof on file in my office and in my custody.

Witness my hand and the seal of said County affixed this the 1st day of November, 1904.

VAWTER CRAWFORD,  
County Clerk.

Morrow became a county by legislation in 1885 and its first officers were appointed by Governor Zenas F. Moody until elections could be held.

Judge, Augustus Mallory; Sheriff, George W. Harrington; Clerk, S. Parker Garrigues; Treasurer, W. J. Leezer; School Superintendent, W. R. Ellis; Commissioners, J. L. Fuller and Frank Gilliam; Surveyor, Julius Keithley; Assessor, T. R. Howard.

Elected officers since have been: (those to serve from A. G. Bartholomew on did so in the present Courthouse)



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# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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## Morrow County Judges

|                      |           |
|----------------------|-----------|
| Wm. Mitchell         | 1887-1890 |
| Julius Keithley      | 1891-1895 |
| A. Mallory           | 1895-1896 |
| Wm. Mitchell         | 1896      |
| A. G. Bartholomew    | 1896-1903 |
| T. W. Ayers          | 1904-1908 |
| C. C. Patterson      | 1908-1918 |
| Wm. T. Campbell      | 1919-1924 |
| Ralph L. Benge       | 1925-1930 |
| Wm. T. Campbell      | 1931-1936 |
| Bert Johnson         | 1937-1948 |
| Garnett Barrett      | 1949-1958 |
| Oscar Peterson       | 1959-1964 |
| Paul Jones           | 1965-1977 |
| Delwin O. Nelson     | 1977-1979 |
| Donald C. McElligott | 1979-     |

## Morrow County Commissioners

|                 |                 |
|-----------------|-----------------|
| Wm. Douglas     | 1886, 1896-1897 |
| A. Rood         | 1886, 1896-1897 |
| J. A. Thompson  | 1888-1892       |
| J. A. Ely       | 1888-1891       |
| Harvey Vaughn   | 1890            |
| J. M. Baker     | 1892-1896       |
| Pete Brenner    | 1892            |
| J. L. Howard    | 1894-1902       |
| J. L. Fuller    | 1885, 1895-1896 |
| Frank Gilliam   | 1885, 1895-1896 |
| J. W. Becket    | 1896-1897, 1900 |
| E. C. Ashbaugh  | 1900-1903       |
| J. A. Williams  | 1902            |
| F. M. Griffin   | 1903-1907       |
| J. D. French    | 1904            |
| W. G. McCarty   | 1904-1907       |
| Wm. T. Campbell | 1908-1910       |
| M. J. Devin     | 1908-1911       |
| J. S. Young     | 1911-1914       |
| John Kilkenny   | 1913-1914       |

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MORROW COUNTY COURTHOUSE

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|                    |           |
|--------------------|-----------|
| George Currin      | 1915-1918 |
| E. L. Padberg      | 1915-1920 |
| G. A. Bleakman     | 1919-1930 |
| L. P. Davidson     | 1921-1930 |
| George N. Peck     | 1931-1942 |
| Frank S. Parker    | 1933-1936 |
| L. D. Neill        | 1937-1948 |
| C. W. McNamer      | 1943-1944 |
| J. Garnett Barrett | 1945-1946 |
| Ralph I. Thompson  | 1947-1958 |
| Russell K. Miller  | 1949-1960 |
| E. O. Ferguson     | 1961-1966 |
| Milton Biegal      | 1961-1964 |
| Walter Hayes       | 1965-1976 |
| Jack Van Winkle    | 1967-1970 |
| Homer Hughes       | 1971-1979 |
| *Warren McCoy      | 1977      |
| Dorothy Krebs      | 1979-1982 |
| *Irvin Rauch       | 1983      |

\*Current Commissioners

The Morrow County Courthouse is truly a significant governmental structure in Eastern Oregon. It has served and represented the citizens of Morrow County with a timeless style of simplistic elegance and dignity that commands respect from all who encounter its presence. It represents an era of prideful craftsmen who executed, in this building, a demonstration of finish carpentry and stone masonry skills that, unfortunately, are nearly extinct today. And, after over eighty years of service to Morrow County, it continues to competently serve the functional needs of county government with few necessary modifications, in an age of increasing demands and daily change. Very few seats of county government can claim this achievement.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

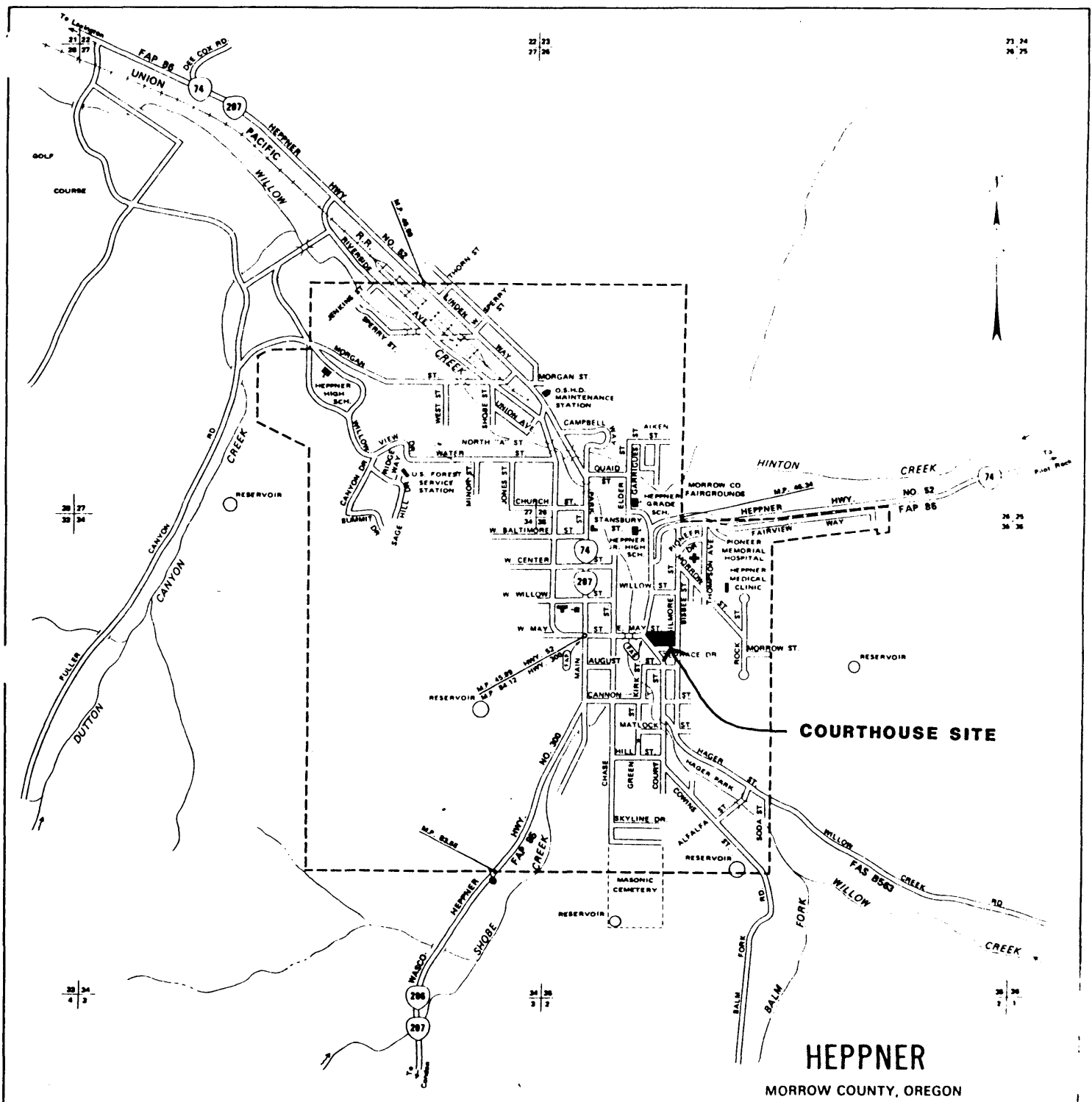
MORROW COUNTY COURTHOUSE

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Major Bibliographical References

- (1) Specifications for the Morrow County Courthouse. Edgar M. Lazarus, Architect. Page 10
- (2) Specifications for the Morrow County Courthouse. Edgar M. Lazarus, Architect. Page 6.
- (3) The Mineral Resources of Oregon. The Oregon Bureau of Mines and Geology. H. M. Parks. Vol. 1 Number 2. February, 1914.
- (4) Records of the Morrow County Clerk's Office. Change order contract.
- (5) Specifications for the Morrow County Courthouse. Edgar M. Lazarus, Architect. Page 18.
- (6) Morrow County Courthouse, Commissioners Journals. November 4, 1931.
- (7) Morrow County Courthouse, Commissioners Journals. August 17, 1983.
- (8) Morrow County Courthouse, Commissioners Journals. January 1, 1981.
- (9) Specifications for the Morrow County Courthouse. Edgar M. Lazarus, Architect. Page 12.
- (10) A Century of News and People in the East Oregonian, 1875-1975. Gordon Macnab. Page 74.
- (11) Homesteads and Heritages: A History of Morrow County, Oregon. Giles French.
- (12) Homesteads and Heritages: A History of Morrow County, Oregon. Giles French.
- (13) Morrow County Courthouse, Commissioners Journals. January 11, 1902.
- (14) Morrow County Courthouse, Commissioners Journals. January 25, 1902.
- (15) Morrow County Courthouse, Commissioners Journals. February 6, 1902.
- (16) Morrow County Courthouse, Commissioners Journals. February 20, 1902.
- (17) Biographical brief on Edgar M. Lazarus as prepared by Marion D. Ross.
- (18) Letter from Katharine Latta to Mrs. Russell. February 25, 1981.
- (19) Morrow County Courthouse, Commissioners Journals. May 8, 1902.
- (20) Heppner Gazette May 29, 1902.
- (21) Heppner Gazette March 19, 1903.
- (22) A Century of News and People in the East Oregonian, 1875-1975. Gordon Macnab. Page 139.



# HEPPNER

MORROW COUNTY, OREGON

Population 1,730

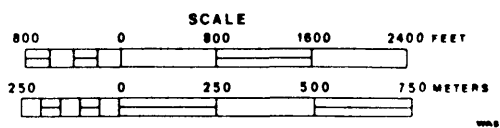
PREPARED BY THE  
 OREGON DEPARTMENT OF TRANSPORTATION  
 IN COOPERATION  
 U. S. DEPARTMENT OF TRANSPORTATION  
 FEDERAL HIGHWAY ADMINISTRATION

Revised November 1979

T 2 S R 26 E W.M.

### LEGEND

- INTERSTATE NUMBERED ROUTE
- STATE NUMBERED ROUTE
- TERMINATION OF FA SYSTEM
- DIVIDED HIGHWAY
- STREET OPEN FOR TRAVEL
- POST OFFICE
- SCHOOL
- CITY CENTER
- CITY LIMITS
- PUBLIC AREA
- PUBLIC BUILDING
- COURT HOUSE
- CITY HALL
- ARMORY
- LIBRARY



Copies of this map are available at nominal cost from Oregon Dept. of Transportation, Salem, Oregon 97310.

SW1/4 NW1/4 SEC. 35 T.2S. R.26E. W.M.  
MORROW COUNTY

1"=100'

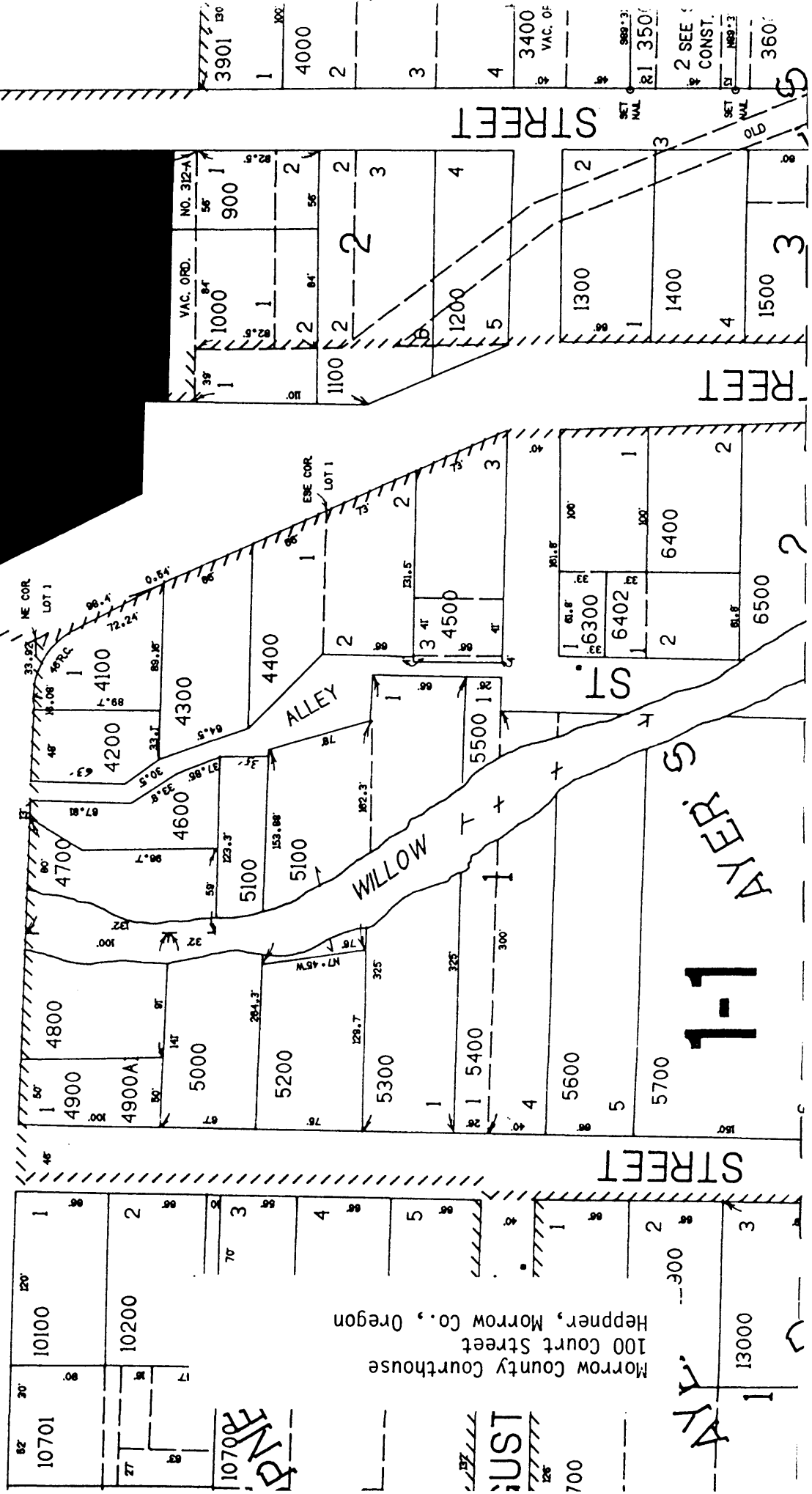
SEE MAP 2S 26 35BB

MAY

STREET

COURT ST.

MORROW ST. (VACATED)



Morrow County Courthouse  
100 Court Street  
Heppner, Morrow Co., Oregon

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