

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Roe-Parker House
other names/site number Collinson House

2. Location

street & number 416 State Street N/A not for publication
city, town Hood River N/A vicinity
state Oregon code OR county Hood River code 027 zip code 97031

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official [Signature] Date January 5, 1988
Deputy State Historic Preservation Officer
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. [Signature] 3/9/88
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single family

Current Functions (enter categories from instructions)

Domestic: single family

Domestic: inn

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne-Eastlake

Materials (enter categories from instructions)

foundation stone: basalt

walls wood: weatherboard

wood: shingle, imbricated

roof asphalt: composition shingle

other glass; brick

concrete over foundation stone

Describe present and historic physical appearance.

See continuation sheet

See continuation sheet

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Physical Description

The Collinson house is located on a prominent site on a bluff overlooking the Columbia River to the north and one block west of Hood River's historic downtown. The Collinson House is adjacent to the Hood River County Public Library, an Andrew Carnegie Library (1914), on the west while the Hood River County Court House and City Hall are located near the property to the east. The house is located in the Second Addition West of the town of Hood River, block 8, lots 5 and 6 and was originally part of the donation land claim of the Coe family, the founders of the town site of Hood River. The integrity of the house and site is retained almost in its entirety except for modifications and the enclosure of the rear porch. The site occupies two lots which were sub-divided from the block, in 1896, probably for the intention of building.

Exterior

The house is a modified T-shape in plan with a wraparound porch on three sides. The overall size of the main mass is approximately 26'x 40'. It is a single story residence with an almost full story basement. On the north side of the house is a rear addition with an enclosed sun porch and a lower story garage. A hipped roof with projecting gables covers the main structure which is intersected on the east, west and south with pedimented cross gables. The gable ends on the hip roof have small ornamental round windows. The rear addition is covered with a shed roof. Composition asphalt shingles cover the roof of the entire building which, according to the early Sanborn maps, was originally covered with wood shingles. The gable ends have alternating bands of fishscale and square shingles. A decorative sunburst pattern design highlights the south gable end ornament. The sunburst pattern is very similar to a design found in an 1899 mail order catalogue, Summer Homes and Camps, suggesting the use and availability of architectural pattern books in Hood River. (1) The railroad, which arrived in Hood River in 1882, and mass production allowed small towns to obtain various architectural ornamental elements through the mail which were stylistically popular in larger towns. A wide frieze board extends around the perimeter of the house below the boxed eaves. Five inch scooped beveled shiplap siding covers the main portion of the house while 7" clapboard covers the rear addition. All the windows appear to be original except for one located on the west elevation which was added prior to 1909. The windows on the ground floor of the house are one over one double hung sash with curved window stops. The basement windows are two over two double hung sash. All the original windows have simple flat trim surrounds with projecting caps. The

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rear addition windows include two fixed panes on each side of multi-paned casement windows. None of the rear addition windows appear original. The original exterior front doors are made-up of a single pane of glass in the top portion with two panels in the lower portion. The decorative carving and style are also similar to the doors found in the 1899 Summer Homes and Camps catalogue. (2)

The house is supported on a basalt rock foundation which varies from 3' in height in the front to 9' in the rear of the house. Dispersed between the rock on the rear portions of the foundation wall are sections of wood placed horizontally which were probably used for reinforcing. A thin layer of concrete, scored to look like concrete block, once covered the foundation; only portions of this concrete layer still remain on the house. The outer layer, shown in a 1909 historic photograph, appears to be the original cladding. It is an early example of concrete used as a finish material which creates an unusual detail. The rear addition is supported by wood piers which sit on stones. A 6" high sill rests on the foundation and is covered by a 6 3/4" watertable and cap. The house is of wood frame construction with studs spaced approximately 16" on center. Floor joists, approximately 2" x 7 7/8", are supported by 6" x 6" posts and girders in the unfinished basement area. The basement slopes downward to the north and has an unfinished dirt floor. It contains the furnace, the chimney base and a dumbwaiter. The dumbwaiter was used to lift coal to the kitchen and all its hardware and pulleys are still intact. Coal was brought into the basement through a door and chute located on the west wall. A smaller room located in the northwest corner was a storage cellar. A stairway, with a trap door at the opening, on the south wall of the room once led to the kitchen.

The front porch wraps around the south, east and west face of the house and is an integral part of the building's design. It is covered by a slightly sloped roof which is supported by turned posts. The owners have recently restored the porch's frieze ornamentation which consists of closely spaced grooved vertical members. The restoration of the frieze was accomplished by using an historic photograph and paint lines as guides. The top and bottom rails of the balustrade have also been restored by the owner due to deterioration. Sections of the original rails were duplicated. Vertical slats, which are in the process of being restored, covered the front porch foundation. The living room bay window projects into the front porch area and three front entrance doors with transoms are located at the north ends of the porch.

The rear porch was enlarged to its present size between 1909-1916. The 1905 and 1909 Sanborn maps indicate that the back porch was a smaller open porch. The 1916 map shows the porch footprint at its present size, although, according to oral interviews and 1909 and 1919 historic photographs, it was only partially enclosed with screening and was an open deck at the west end. (3) The porch was probably enclosed during the Miller family residency (1929-1987). The area below the porch was used as a garage, entered from the west.

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Interior

The one story house is simple in plan. The front doors open to the dining room on the west, the living room on the north, and a bedroom, which might have been a parlor originally, on the east side of the house. The living room is centrally located in the front of the house and is highlighted by the bay window. The back of the main portion of the house consists of a bedroom, bathroom and kitchen. The rear porch addition is a long narrow room with a band of windows along its north wall which overlooks the downtown area and the Columbia River. An entrance door and mud room is located at the west end of the porch and a bedroom is at the east end.

The kitchen has original 3 3/8" vertical wainscoting around its perimeter, built-in cupboards and dumbwaiter. The cabinets and dumbwaiter were probably added a short time after the house was constructed because wallpaper remnants and wainscoting are located in the dumbwaiter closet indicating a later installation. The dining room has the same wainscoting as the kitchen as well as a built-in china cupboard on the north wall.

The walls throughout the house are made of lath and plaster which have been covered with several layers of wallpaper. The lath and plaster is cracked and is in very poor condition. Simple flat board trim surrounds the windows and doors. The original picture moldings, brass and metal hardware with a floral imprinted motif, and wood panel doors are still present throughout most of the house. Modern carpets and linoleum cover the wood floor. A majority of the original light fixtures and switches are still intact.

Condition and Future Work

The house has been poorly maintained over the past decade and is currently zoned C2 - commercial, due to its location in the heart of the commercial downtown and public building area of Hood River. The present owners have completed restoration of the front porch and plan to convert the interiors to a bed and breakfast or rental unit in the future to allow the building to be retained at its present location. The owners plan to retain the salient features of the original house. If it were not for this conversion, the building would likely face demolition. A second phase of the future work may include re-design of the rear porch addition.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c. 1900

Significant Dates

c. 1900

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The one and a half story Queen Anne/Eastlake cottage historically identified as the Roe-Parker House and presently better known as the Collinson House (for its current owners who are establishing in it a bed and breakfast inn) is located on State Street in Hood River, near the central business district. It occupies a sloping double lot adjacent to the Hood River County Library of 1914. The property overlooks the Columbia River to the north, but the house faces south onto State Street. The house was built about 1900. It has a modified T-shaped plan and is characterized by pedimented gables projecting from a central hip-roofed mass, novelty siding, a wrap-around veranda, and variegated shingle siding and verge board decoration in gable ends.

The verge board ornament, consisting of a combination of pierced and turned spindle work in a sunburst pattern, is especially fine and is undoubtedly a catalog order product. In fact, this ornament and the exterior doors have been linked specifically to designs in Summer Homes and Camps, a publication of 1899.

The house is notably intact, with the exception of the rear porch, which was enlarged by 1916 and subsequently fully enclosed. The house rests on a foundation of basalt rubble once comprehensively faced with concrete scored in imitation of masonry units. The house has been the object of a restoration project in which the front porch was restored and other repairs and improvements were made on the basis of existing fabric and sharply-detailed historic photographs. Interior spaces and finishes are comprehensively intact, and the kitchen is noteworthy for having retained its original tongue and groove wainscoting, built-in cabinetry and dumbwaiter.

The property is believed to have been built for George Roe sometime between 1896 and 1901, but its most noteworthy occupant of the historic period was Asenath Parker, widow of John Parker, who entered into business and the orchard industry in the Hood River Valley in 1881 and died in 1897. His widow continued the raising of four children and running a summer boarding house on the Parkers' orchard property south of Hood River until moving to the subject property in 1905. Asenath Parker remained in the Queen Anne cottage until 1929. She operated a popular delicatessen and confectionary in association with her son Frank.

is

The Roe-Parker House, or Collinson House, is locally significant under Criterion C as a distinctive and exceptionally well preserved example of Queen Anne-Eastlake cottage architecture fitted and embellished with mail-order elements from a documented source. While there are a number of other examples of the Queen Anne cottage genre in Hood River, none is so well preserved as the Roe-Parker House throughout, and comparative data analysis has shown most border on the vernacular with with a modicum of decorative detail.

See continuation sheet

9. Major Bibliographical References

An Illustrated History of Central Oregon. (Spokane: Western Historical Publishing Company, 1905), p. 359. Biographical note on Asenath Parker.
History of Hood River County. (Hood River: Hood River Historical Society, 1982), p. 12.
Frank T. Lent, Summer Homes and Camps. (Boston: Lent Publishing, 1899), p. 206.
Interview with Bonnie Edstrom and Mary Harrington, Hood River and Portland, Oregon, July, 1987.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

A

1	1	0
6	1	5
6	9	1
5	1	0

5	1	0	
6	1	2	
5	1	1	0

B

C

D

See continuation sheet

Verbal Boundary Description

The nominated area is Lots 5 and 6, Block 8, Second Addition West to the Town of Hood River, in Hood River County, Oregon. The parcel is otherwise described as Tax Lot 10500 at said location in Section 37, Township 3N, Range 10E, Willamette Meridian.

See continuation sheet

Boundary Justification

The nominated area comprises the entire 100 foot square parcel historically improved by George Roe around 1900 and occupied by Asenath Parker from 1905 to 1929.

See continuation sheet

11. Form Prepared By

name/title Sally Donovan and Karen Zisman
organization Historic Dimensions date August, 1987
street & number 1002 SE 26th Avenue telephone (503) 234-4801
city or town Portland state Oregon zip code 97214

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Architectural Significance

The Collinson House best exemplifies a virtually intact example of the Cottage Style in the vernacular Queen Anne mode within the city limits of Hood River, Oregon. Six other cottages with varying degrees of Queen Anne influence remain in Hood River but none with comparable distinguishing features, form and integrity as the Collinson House. Constructed between 1896 and 1901, the house is a very early example of this style in the community, and may, in fact, be the earliest of its style and type. The early construction date represents a period of great expansion in Hood River; the population tripled between 1900 and 1905. The cottage is located on a prominent site on a hill overlooking the Columbia River and the central downtown area. It is situated on the original double lot, adjacent to Hood River's Carnegie Library and near the Hood River County Court House. Large, older homes of the town's early residents line State Street, west of the house. The Collinson House is a link between the town's commercial and residential areas and adds to the distinctive quality of the historic streetscape.

Small cottages with Queen Anne characteristics were popular with the working middle class throughout the Victorian era. They were derived from the Queen Anne style which was "inspired by the manor houses of the English architect Richard Norman Shaw (1831 - 1912) and was introduced to the United States by the Philadelphia Centennial Exhibition of 1876 where the British Government buildings of this style were among the most popular. The new style quickly captured the hearts and imagination of a public trying to break away from restrictive Renaissance design, but simultaneously needing nostalgic reminders of the past." (4) The style, first popular with the wealthy upper class, was adapted quickly and easily by the middle class in many varying forms. The houses were usually modest one to two story dwellings with fanciful decorative details and asymmetrical forms. Pattern books, immensely popular in that period, also played an important role in the development of the vernacular Queen Anne and cottage. By making available house parts and plans common to Queen Anne designs, "it facilitated the owner's desire to individualize his house by manipulating countless possible combinations of relatively inexpensive ornament." (5) The Collinson house is an excellent example of a small cottage displaying salient Queen Anne features and forms which may have been inspired from a pattern book. The high pitched half-hipped gable with intersecting gables, various siding material, one over one double hung sash, bulls-eye windows, wraparound porch with hipped roof and frontal projecting bay window are all characteristic Queen Anne elements. The turned porch post, jigsaw brackets, and gable end ornaments are Eastlake details which were also common to the Queen Anne style.

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Continuation SheetSection number 8 Page 3HISTORIC SIGNIFICANCE

Prior to the 1880's Hood River was accessible mainly by steamers on the Columbia River, which inhibited settlers from coming to the Hood River Valley to farm. In 1882 the Oregon Railway and Navigation Company ran a line from Portland to Walla Walla, Washington making the rich farmlands of the Hood River Valley more accessible.(6) In 1881, a year prior to the coming of the railroad, H.C. and E.F. Coe platted the town of Hood River, probably as a speculative venture anticipating the railroad. They gave away land to those who would erect businesses in the town. John Parker, whose widow later lived in the Collinson House for 25 years, is credited with erecting the first building in town, which was a mercantile store, thus starting the prosperous fruit growing valley community.

The Collinson House is located in the Second Addition West to the original plat of Hood River on the Coe family's donation land claim. It is thought that the house was built by or for the George Roe family sometime between 1896-1901. The Roe family purchased lots 5 and 6 of Block 8 in 1896 for \$800.00, and in 1901 the property was sold to Ida Roe for \$2,201.00, indicating a structure was probably built prior to that date.(7) No historic information concerning the Roe family is known at this time except they were residents of Lane County. The property changed hands in 1903 and was sold to Gertrude Schall who subsequently sold it in 1905 to Asenath Parker. Asenath, John Parker's widow, owned "one of the best fruit farms in the Hood River Valley."(8) She was born in Illinois in 1854, the daughter of Hugh W. Moore, who was born in Nova Scotia. Asenath married John Parker in 1872 in Indiana. Parker, a native of Yorkshire England, was born in 1845.(9) They came to Oregon in 1879 and in 1881 "started the town of Hood River." The Parker's two story frame building was a combination mercantile store and residence. They sold the store in 1886 and bought a saw mill, operating it for seven years until selling it to the Oregon Lumber Company.(10) In 1893 the Parkers built a large, twelve room residence south of town by the Hood River. It was used as a summer boarding house which was run by Asenath Parker.(11) The house burned to the ground in the 1950's. John Parker died in 1897 but Asenath continued to live in the house with her four children until 1905. Asenath was known throughout the valley for her successful fruit farm on the property. At this time, ca. 1900, the Hood River Valley was developing into a thriving fruit growing region. The establishment of the Fruit Growers Association, irrigation improvements and better navigation of the Columbia River, made the growing of fruit a more stable and lucrative business.(12) The fruit industry continues to be an important part of the economic base of Hood River.

In 1905 Asenath Parker moved to 416 State Street and owned the property for 25 years until 1929.(13) Asenath continued to contribute to the Hood River community by running Parker's Confectionary and Delicatessen with her son Frank. This restaurant was the forerunner to the Apple Blossom Cafe which is still in operation in downtown Hood River. Asenath was known to all as "Grandma Parker."

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The Collinson house is one of seven Cottage type residences with Queen Anne stylistic features located in Hood River. A thorough windshield survey was conducted in Hood River to locate all cottages with Queen Anne characteristics for comparison with the Collinson house. After analysis of the various resources surveyed it is the contention of this Nomination that the Collinson House is the best remaining example of the Cottage type which embodies solid Queen Anne characteristics.

Without question, the Collinson House is an intact and rare example of its style and type in Hood River. In comparison with all other cottages with Queen Anne characteristics, this house best exemplifies the style with its charming decorative features and form. Its very early date in the development of the city marks it as a significant representation of the early expansion period of development from 1900-1905. Its historic association with Asenath Parker further adds to the merit of the house.

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FOOTNOTES

1. Frank T. Lent, Summer Homes and Camps. (Boston: Lent Publishing, 1899), p. 206.
2. Ibid, p. 73.
3. Interview with Bonnie Edstrom and Mary Harrington, Hood River and Portland, Oregon. July 1987.
4. Rosalind Clark, Architecture Oregon Style. (Portland: Professional Book Center, Inc., 1983), p. 85.
5. Thomas Vaughn, ed., Space, Style, and Structure: Building in Northwest America, Vol. I. (Portland: Oregon Historical Society, 1974), p. 292.
6. History of Hood River County. (Hood River: Hood River Historical Society, 1982), p. 12.
7. Hood River County Deed Books, Book E, p. 548 and C, p. 549-50.
8. An Illustrated History of Central Oregon. (Spokane: Western Historical Publishing Company, 1905), p. 359.
9. Ibid, p. 359.
10. History of Hood River, p. 317.
11. An Illustrated History of Central Oregon, p. 359.
12. History of Hood River County, p. 13.
13. Hood River County Deed Book, Book 22, p. 10.

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OTHER REFERENCE MATERIAL

Circuit Court Records, Case no. 4069, County Archives, Lane County Courthouse, Eugene, Oregon.

Hood River County Records and Deeds Book, Hood River County Courthouse.

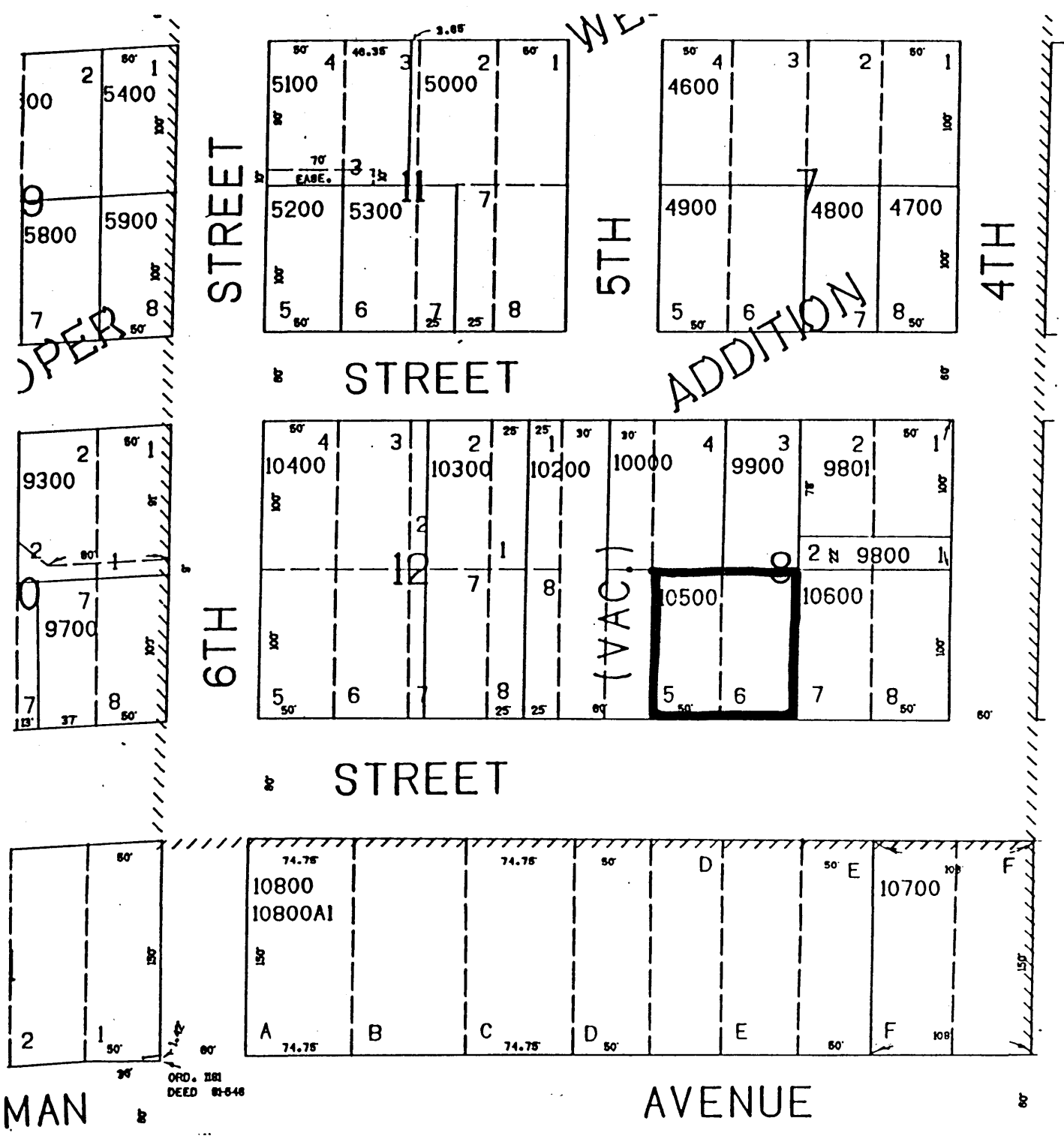
Hood River Historical Museum Files, Hood River Historical Society, Hood River, Oregon.

Oral Interview with Jim and Cindy Collinson, by Sally Donovan, Hood River, Oregon, July 1987.

Lane County Military Census, 1905, Oregon Historical Society, Portland, Oregon.

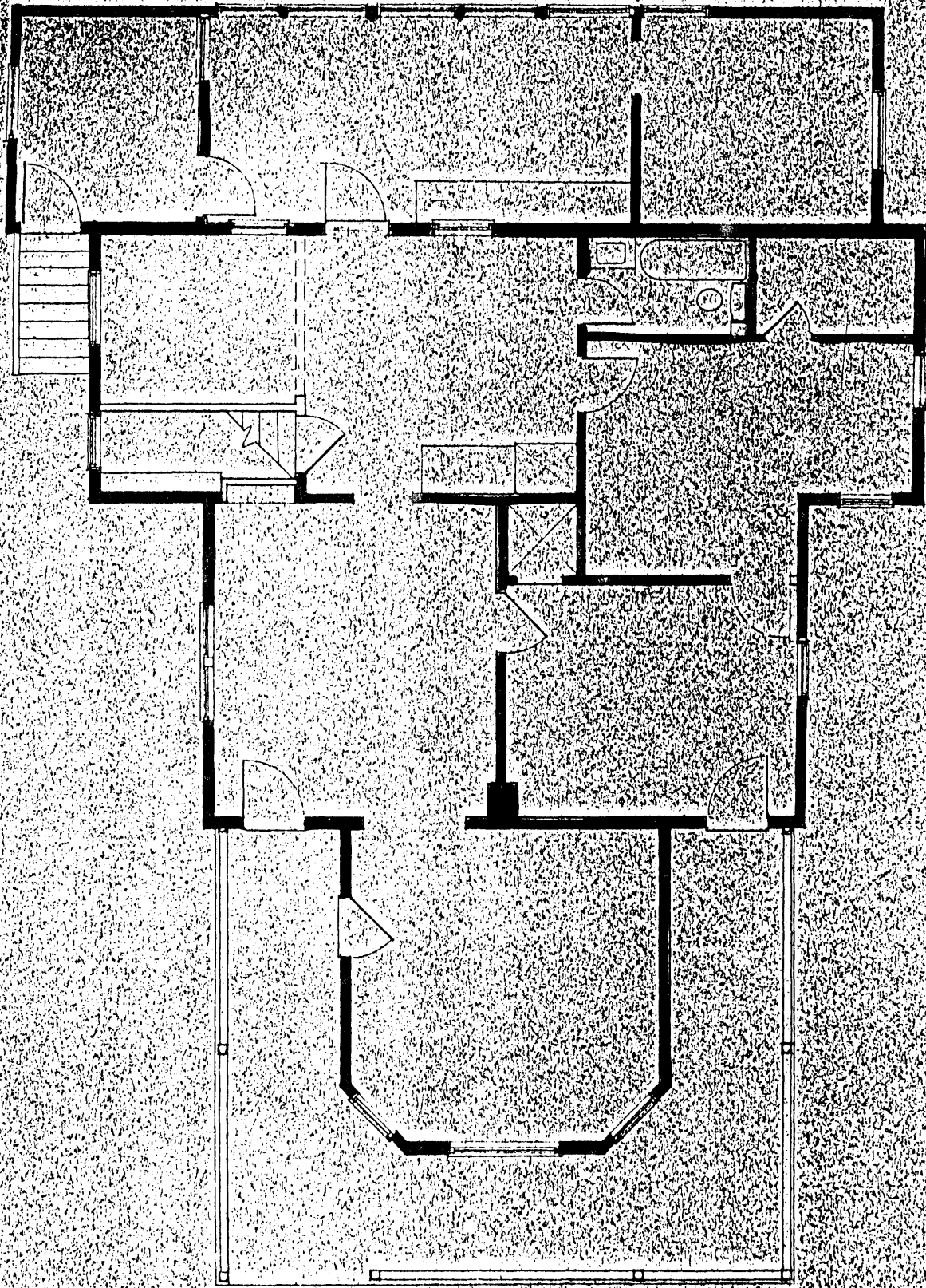
Metsker Pocket Map, Hood River County, Portland, Oregon, 1931.

Sanborn Maps, Portland State University, Portland, Oregon, 1893, 1902, 1909, 1916, 1928.



Tax Lot Map

11/5/88



GROUND FLOOR PLAN
1/4" = 1'-0"