NPS Form 10-900
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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received OCT 1 1986
date entered

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

1. Name

historic New Cliff House — Number of contributing resources: 1

and/or common Notel Gilmore — Number of non-contributing resources: 0

2. Location

street & number 267 NW Cliff Street — N/A not for publication

city, town Newport — N/A vicinity of First Congressional District

state Oregon **code** 41 **county** Lincoln **code** 041

3. Classification

Category	Ownership	Status (Caretaker)	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
	N/A being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Gudrun M. Cable; Sally M. Ford

street & number 261 Cherokee

city, town Roseburg — N/A vicinity of — **state** Oregon 97470

5. Location of Legal Description

courthouse, registry of deeds, etc. Lincoln County Courthouse

street & number 225 West Olive

city, town Newport **state** Oregon 97365

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties — **has this property been determined eligible?** ___ yes X no

date 1986 — ___ federal X state ___ county ___ local

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

city, town Salem **state** Oregon 97310

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date N/A
_X_ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The New Cliff House (Gilmore Hotel) was completed in 1913 for W. D. Wheeler. It is a large L-shaped cross-gabled Craftman style building. Although altered by the addition of some auxiliary structures, wall openings, balconies, and fire escapes, the building retains most of its original fabric and basic plan, and is structurally sound. However, the interior and exterior details, trim and larger elements are threatened by further neglect and vandalism and will be lost unless extensive rehabilitation of the building begins shortly. The hotel faces a similar threat structurally. It is currently unoccupied.

Site

Located at the corner of NW Cliff Street and NW 3rd Street (formerly Agness), the building occupies the eastern part of the property defined as Lot 3, Block 5, Nye and Thompson's Addition to the City of Newport. The hotel is located on a bluff overlooking Nye Beach and the Pacific Ocean.

To the north of the hotel, across NW 3rd Street, is an empty lot. The New Visual Arts Center is built on the northern edge of this sloping lot. Across NW Cliff Street to the east is a small house that is evident in some of the earliest (c. 1915) views of the hotel. To the south of that residence is an empty lot. Directly to the south and next to the hotel is a house with a distinctive gambrel roof and shingle siding that also appears in some of the earliest photographs of the hotel.

West of the hotel is open sloping grassy blackberry and beach grass covered terrain extending to the edge of the bluff overlooking Nye Beach and the ocean. The hotel is situated on a prominent open site in a neighborhood that is remarkably unchanged since the building's construction.

Neighborhood Characteristics

The hotel is located in a C-2 (commercial) zone reflecting the resort character of Nye Beach. The visibility of the hotel from many directions at relatively great distances is due to both its size and siting and makes the New Cliff House an effective landmark for the whole Nye Beach area. This asset, combined with the hotel's unchanged appearance, gives the building a strong presence. The building has maintained its historical relationship to the surrounding landscape and buildings. The convergence of a historically intact building and a stable surrounding site is fortunate and should be preserved.

The New Cliff House Hotel is L-shaped with an intersecting cross gabled roof, one gable higher than the other. The building is approximately 80' x 30' with the projecting southwest portion about 10' x 27'. The hotel is three stories high on

the east elevation, is three bays wide, and typically has a group of three windows beneath the gable end. Since the site slopes down to the west, a ground floor exists on the western half of the hotel. The ocean-facing elevation is four stories high and is side gabled. The organization of the building reflects the change in grade. There are four stories below the gabled roof facing the ocean and three stories below the front gabled roof facing the street.

Foundation Construction

The New Cliff House has been operating almost continuously as a hotel for over 70 years and its structural system has served it well. An inspection of the foundation consisting of concrete walls, footings, interior piers, girders and joists has uncovered no signs of major structural inadequacy. There is likewise no indication of soil movement in the area of concrete footings or walls. The exposed concrete foundation walls are two feet thick, unreinforced, and consist of concrete mixed with rocks and large aggregate. The wood sills are rotted in several locations and are to be repaired as part of the hotel renovation work.

Wall Construction

The exterior wall structure of the hotel consists of diagonal planked tongue and groove sheathing on 2 x 6 studs (formed by using two 2 x 4's perpendicular to one another) at the ground and first floors, and 2 x 4 studs on the upper floors. A spot inspection of the diagonal planking found an original hot dipped galvanized nail to be in excellent condition. The building is uniformly clad in both painted and unpainted 16 inch shingles. There is no building paper between the sheathing and shingles. The shingles, particularly on the west and north elevations, are extremely weathered and many are in need of replacement.

Roof Construction

The roof structure of the two gable roofs consists of 2 x 6's spaced 16 inches on center meeting at a 1 x 6 ridge board. The existing hotel roof has one layer of cedar shingles overlaid with two layers of asphalt shingles. The wood shingles are attached to 1 x 6 spaced nailer boards. Most of the gutters are missing or severely deteriorated.

Salient Features of Exterior

The New Cliff House's most distinctive and defining features include the intersecting cross gabled roof with wide unenclosed structural rafters to form a kick or flare to the roof line. Four decorative triangular knee braces at the sloping or rake end of the roof support the flared bargeboard. The top member of the brace extends through the board and has a chamfered end. The full height

shingle walls are distinguished by wood horizontal bands consisting of a water table at the base of the building and one foot wide, three part, simply profiled belt courses marking the first, second, and third floor locations. Large sections of these elements are missing. New wood pieces will be fabricated to match the existing belt course profile and installed to complete the banding, thus recovering much of the original character of the elevations. The above elements were original details of the hotel.

The wood windows are one-over-one, double hung type. They are about four feet wide (finish trim outside edge to finish trim outside edge). The height decreases as their floor location rises. The large triple hung windows on the ground floor and part of the first are about four and a half feet wide. The above two types appear to be original. Some matching windows and openings have been added and a few window openings have been altered to accommodate new doors for exit requirements. The trim around the openings is the same type as seen in the early photographs of the hotel. The trim is 1 x 5 fir pieces with a one inch quarter round border.

In summary, the most important features of the exterior shape and detail of the building remains largely unchanged over 73 years. The historic character and architectural integrity of the structure has remained virtually constant.

Subsequent Additions

There have been few alterations and additions to the building since it opened in 1913. Originally, the hotel had a wood fire escape on the front. The fire escape was removed and replaced by a scabbed-on temporary structure. Between 1976 and the present an iron fire escape was added. The fire escape will be removed and an exit stairwell installed during rehabilitation. The existing west side wood fire escape and balcony will also be removed. The wood mast and Gilmore Hotel sign, neither element original to the hotel, is intended to be removed.

The existing kitchen shed addition, on the east side first floor, replaced an earlier enclosed porch that appears in the oldest photos of the building. The shed will be removed and replaced by an element that matches the historic character of the original structure. The covered walkway is badly deteriorated and will be replaced by a new structure located away from the sleeping rooms, to provide room privacy. The deteriorated former walkway and entrance vestibule on the north side of the hotel will also be removed. These elements were added some time before 1935 to create a north side entrance. The rehabilitation will return the entrance to the east elevation. The ground floor openings and retaining walls have also been altered to serve restaurant and hotel needs.

Original Internal Organization and Alterations

The original covered entrance walkway and lobby became a secondary system when the new walkway, entrance vestibule, and lobby were built on the north side before 1935. There is also evidence of a change in the stair run from the first to the second floor that reflects the new lobby location. The straight run was changed to a partial dog-leg. Most of the original stair elements remain. The original plan of the guest rooms, gang toilets, and corridor remains intact. The partitions are original. The spartan placement of a single window in each guest room, regardless of view or height, also remains the same, as does the relatively uniform size of all the guest rooms.

An exit door on the east side of the house has been added during the history of the building. However, the staircase is substantially unchanged. One of two original brick chimneys remains. The historic character of the activity and spatial organization of the hotel is intact. The corridor and guest rooms on either side are located in the large front gabled portion of the hotel. The public rooms and staircase are located in the side gabled ocean viewing portion of the hotel. This basic plan has not changed since the opening of the hotel.

Original Interior Finish and Subsequent Alterations

Much of the trim and interior detailing that includes the staircase, wainscot in corridors and public rooms, baseboards, and 1 x 6 fir trim around all openings remain intact with the original dark stained finish. Many of the original panel doors and transom also remain. Unfortunately, some of these elements have been vandalized or stripped from the unoccupied hotel. A caretaker now stays at the New Cliff House. Some of these features have been painted repeatedly, as were some sections of the wood floor. The lobby contains a mixture of original trim, replacement paneling and crude floor coverings. The ground floor is gutted and filled with salvaged lumber, although the stairs are intact.

The original large boxed-in beam spanning the rear portion at the hotel north to south remains in the first, second, and third floor ceiling. On the second and third floor the beam box slopes down to create an angled brace at either end of the vestibule wall.

Summary

The few alterations to the building over 73 years have not significantly changed the historic character of the hotel. The shape, plan, details, and materials of the New Cliff House remain largely intact, though somewhat deteriorated.

8. Significance

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

Specific dates 1913 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The New Cliff House, overlooking the oceanfront at the historic Nye Beach resort area of Newport, Oregon, was built in 1913 for proprietor W. D. Wheeler. While architect and builder are unknown, the building is readily recognized as architecture in the Craftsman style, which was highly fashionable for seaside resorts in the 1910s. Situated longitudinally on its lot, a sloping site on a bluff above the sandy beach, the three-story, gable-roofed, shingle-covered building falls to four stories on the ocean side. Its exterior is simply detailed with a belt course between floors, double-hung windows, flared eaves with exposed rafter ends, and large knee braces under the gables. The hotel derived its name as successor to a small boarding house, the Cliff House, which previously occupied the nominated property. In 1921, Wheeler traded the New Cliff House to Peter Gilmore for the latter's chicken ranch in the vicinity, and the hotel was renamed for its new owner. It has been operated as the Gilmore Hotel ever since. It meets National Register criterion "a" as the last remaining of several leading hotels of the once-thriving resort promoted by the Southern Pacific Railroad from 1910 onward. Its historic rivals, the Abbey and the Nicolai, are long gone, as are the sanitorium and bathhouse which, together with the three hotels, were the focal buildings of the popular resort on the estuarine peninsula north of Yaquina Bay. Notwithstanding the loss of these focal features, the New Cliff House remains in its historic context, dominating the beachfront amidst shingle-covered cottages. It is significant to Newport as the architectural feature which best conveys the heyday of Nye Beach.

The primary economic impetus for development at Newport involed a scheme to make Yaquina Bay a principal seaport on the West Coast by construction of a connecting rail line to the Willamette Valley. Although this major seaport concept did not become a reality, it resulted in the completion of a rail line which ultimately served a recreational market. The railroad was, in fact, responsible for the creation of a resort economy in which hotels flourished. The New Cliff House is the last of the large hotels standing at Nye Beach. Nye Beach developed along the beachfront northward from the nucleus of settlement on Yaquina Bay beginning in the 1890s. By 1915, the New Cliff House was listed, along with eleven other hotels at Newport, in the Southern Pacific Railroad's promotional brochure. It was succinctly characterized as follows: "W. D. Wheeler, proprietor. Overlooking the ocean. Hot and cold water in every room. Rates $2.00 per day and up." Its oceanfront location and siting on unusually solid, concrete footings are reasons contributing to the survival of the New Cliff House to the present day.

9. Major Bibliographical References

See continuation

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Newport North, Oregon **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	10	4 11 5 8 5 0	4 9 4 3 1 1 1 0	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

See continuation sheet

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

state	N/A	**code**	**county**	**code**
state	N/A	**code**	**county**	**code**

11. Form Prepared By

name/title Aron Faegre, AIA

organization N/A **date** March, 1986

street & number 520 SW Yamhill **telephone** (503) 222-2546

city or town Portland **state** Oregon 97204

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state _X_ 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** September 25, 1986

For NPS use only

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

Entered in the National Register **date** 11-6-86

Keeper of the National Register

Attest: **date**

Chief of Registration

GPO 911-399

Railroad as Impetus for Development of Newport

Construction of the Oregon Pacific Railroad Company's Corvallis to Yaquina City line was begun in 1881 and completed in 1885. In performing the work Colonel Edgarten Hogg hoped to make Yaquina Bay the principal seaport of the northwest and the terminus of a railroad across Oregon to connect with the Union Pacific and Central Pacific transcontinental lines. He hoped in this way to gain direct connection with markets in Chicago and New York.

At the time of completion of the Corvallis to Yaquina City line in 1885, the Willamette Valley had for the first time easy access to the ocean. Consequently, in 1887 the Association of Oregon Newspaper Editors held their inaugural convention in Yaquina City and Newport. The towns were at that time being provided financial stimulation by the railroad's eastward construction and there remained the belief that they together were about to become the New York of the Pacific Northwest.

Another earthier reason for Newport's popularity during this period was its well deserved reputation as a relatively wide open 'wet' town in the midst of mostly dry towns in the Willamette Valley.

The Oregon Pacific Railroad's activities and hopes peaked during the years 1886-1889. During this period considerable shipments went by sea, to and from San Francisco, and on the Willamette River in connection with the railroad. Daily service on the line also began in 1885. By 1887 four steam ships were carrying both wheat and passengers from Yaquina City to San Francisco. However two ships were lost in 1887-1888 and the road's finances were mismanaged as well.

(continued)

By 1892 the problems forced the railroad into receivership and public auction. A.B. Hammond bought the line for $100,000. He soon gave up the idea of building east but still renamed the road the Corvallis and Eastern. In 1907 Hammond sold the line to Edward Harriman's Southern Pacific Company for $750,000. Under Southern Pacific ownership the road continued to run much as it always had, except that nothing was said about the eastern expansion, and Yaquina as a harbor was quietly forgotten.

Newport still tried to get the railroad extended down the bay. In 1906 the City Council voted to give the Corvallis and Eastern a ninety year lease if it would build a railroad down the middle of Front Street as far as the Ocean House, at the center of bayside Newport. In 1915, after the Southern Pacific had assumed complete control of the line, the Newport Commercial Club petitioned the company to build the road to Newport. They refused and the line was never built.

In 1915, summer excursion trains still carried crowds to the bay. Two daily passenger trains ran from Albany to Yaquina. Special excursion rates in the summer from all points on the Southern Pacific in Oregon lured vacationists to Yaquina City and then Newport via steamship. After WWI the importance of the railroad severely diminished as the automobile became increasingly important and new highways were built. At the end of the summer season in 1928, the Southern Pacific decided to stop daily passenger train service to Yaquina City. Instead, the Southern Pacific Transportation Company ran three buses daily from Newport to Corvallis and back.

Although the grand scheme of the Oregon Pacific Railroad became a financial and practical fiasco, it did precipitate intense development in Newport. The travel time from Corvallis to Newport was reduced from one and a half days to about five hours. The result was the development of a busy seaside resort.

Development of Nye Beach as Resort Area

The first boom in Newport occurred in the 1860's on the Yaquina Bay side of the city. With the construction of Hogg's Oregon Pacific Railroad, Newport began to grow out from the bay front and numerous cottages and cabins began to be built around Nye Creek, a part of the coast that had been a favorite of campers for years. The other physical feature that drew visitors to the area was a land form called "jump-off joe" in honor of an Indian legend. That feature is now nearly gone, due to wave erosion.

In 1893 a city street between Front St. on the bay and Nye Creek on the ocean was officially opened. This improvement coincided with the discovery by Nye Creek property owners that their cottages were popular summer vacation homes. The Oregon

Pacific Railroad encouraged this function by providing low excursion rates to and from Corvallis. The hotels and railroad created an effective symbiotic relationship. And in fact the railroad did build at least one hotel, the Yaquina, to serve passengers to and from San Francisco.

The growth of Nye Beach as a tourist resort was further encouraged by meetings of various educational groups between 1897 and 1902. The publicity accompanying these meetings attracted many people, especially near Nye Creek where Dr. J.H. Minthorn built a large "Sanitarium" in 1902. More and more additions to the Nye Beach district went up every summer, including new hotels, a bath house, boarding houses, and recreation halls. This increased summer activity also resulted in a three-fold increase of the permanent population by 1910.

Accompanying the above examples of growth were a variety of civic improvements and building activities from 1908 to about 1915. A fire department was formed, electricity and a city water supply were introduced, and a garbage collection service during the summer months was organized. These improvements reflected the prosperity of the tourist industry which showed its own signs of growth.

Construction of the New Cliff House

Between 1911 and 1913 three large modern hotels were built at Nye Beach. The first and most famous was the Abbey Hotel which opened in 1911. The other two hotels, the Nicolai completed in 1912 and the New Cliff House completed in 1913, were the first hotels to be built on the bluff overlooking the ocean. Also constructed at Nye Beach during this period was a new natatorium on the site of the old bath house, and a small rest room for bathers (now the Yaquina Art Center). The New Cliff House is the sole remaining large public facility remaining from this period of Nye Beach history. It remains intact both architecturally and functionally, with future renovation plans calling for its continued use as a special resort hotel.

The New Cliff House was described in the March 12, 1914 Yaquina Bay News as a "three story building with forty rooms and occupying a splendid and sightly location on Cliff and Agnes Streets...one block south of the mouth of Nye Creek." The writer reports that "its general proprietor Mr. W.D. Wheeler, is very diligently rustling to have this new hostelry ready for the opening of the summer tourist traffic." The article goes on to describe the plan, modern features, and beautiful views commanded by the hotel: "It is equipped with all modern conveniences such as electric lighting, hot and cold water, and steam heated rooms, while the sanitation of the establishment is perfect. The basement, which is open on the front and one side contains the kitchen, culinary dept., and dining room. The latter has a beautiful view of the Beach and Ocean. In the second story are the lobby and sleeping rooms,

the lobby also looks out over the ocean and shore. In the third story are situated the parlor and sleeping apartments. From the former is commanded a beautiful view of the shore line as far northward as Yaquina Head light station and southward to the harbor entrance while towards the setting sun as far as the range of vision will permit." The hotel is little changed since this description of the structure at its beginning.

The hotel also appears on the cover of the Northwest Hotel News of September 16, 1916. Few significant alterations can be observed when one compares this view with a current one. The hotel's appearance on the cover of the magazine is an indication of the importance of the New Cliff House even in its earliest days.

With the emergence of the automobile after WWI and the beginning of construction of both the Corvallis highway and the Roosevelt Military Highway, Newport experienced growth similar to that which occurred around 1910. By 1926 a writer noted that "the change in Newport is startling, daring, somewhat disconcerting, but probably presages the development of a great seaside summer resort and outing rendezvous."

Newport had indeed developed a full scale tourist industry by the mid-1920s with numerous places to stay on Nye Beach, including the New Cliff House which had become the Gilmore Hotel in 1921. Although a few houses and smaller structures remain from this period, the Hotel Gilmore is the only large public building remaining intact from that and earlier eras of Nye Beach.

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Mills, Randall V. Railroads Down the Valley, Palo Alto, California; Pacific Books, 1950.

News-Times (Newport, Oregon), January 15, 1976.

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Oregonian (Portland, Oregon), January 14, 1929. Obituary of Peter Gilmore, p. 14; May 11, 1964; October 11, 1982.

Price, Richard L., Newport, Oregon 1866-1936, Portrait of a Coast Resort, Lincoln County Historical Society, 1975.

Register-Guard (Eugene, Oregon), April 30, 1978.

Southern Pacific Lines brochures, 1912-1916.

Timmen, Fritz. Blow For the Landing, Caldwell, Idaho; The Caxton Printers, Ltd. 1973.

Troxel, Robert and Rose, Newport, Oregon, The First 100 Years, Newport Chamber of Commerce, 1982.

Wilson, Neill C. and Frank J. Taylor, Southern Pacific, New York, London, Toronto; McGraw Hill Book Company, Inc., 1952.

Yaquina Bay News (Newport, Lincoln City, Oregon), June 20, 1912, Opening of Nicolai Hotel; October 12, 1912, Advertisement for dry wood at Cliff House; December 19, 1912, Voting to "go dry;" March 12, 1914, Vol. XXI, Col. 6. Report on construction in Newport; July 16, 1914, Report on Newport as summer resort.

Notwithstanding placement of section lines on the 1984 provisional edition of the Newport North Topographic Quadrangle, the nominated property of 0.2 acres is legally recognized as being located in NW1/4 NW1/4 Section 8, Township 11 South, Range 11 West, Willamette Meridian, in Newport, Lincoln County, Oregon. The New Cliff House occupies Tax Lot 12200 at the northeast corner of Lot 3, Block 5, Nye and Thompson's Addition to the City of Newport. The hotel is situated at the southwest corner of the intersection of NW Cliff Street and NW 3rd Street (formerly Agness) in said city. The parcel on which it stands measures 49.5 x 150 feet.

NW1/4 NW1/4 SECTION 8 T11S R11W WM

LINCOLN COUNTY

1" = 100'

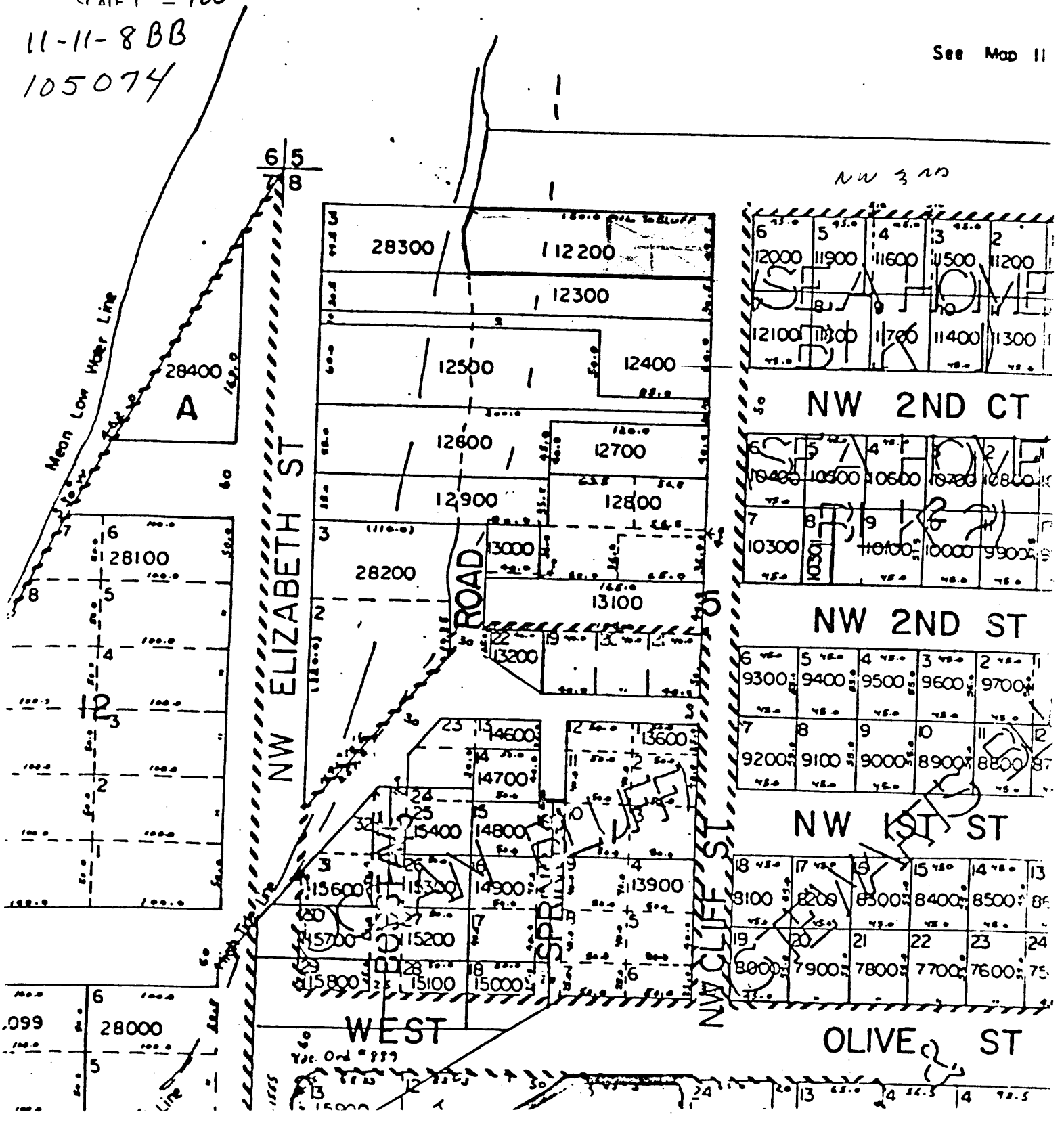
LOLN COUNTY TITLE & ESCROW CO.

The sketch below is mad solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and locations ascertained by actual survey.

SCALE 1" = 100'

11-11-8BB

105074




HOTEL GILMORE

New Cliff House
267 NW Cliff Street
Newport, Lincoln County, Oregon

Aron Faegre photo, 1986
520 SW Yamhill
Portland, OR 97204

1 of 4
East elevation


HOTEL GILMORE
NO
PARKING
ANY
TIME

New Cliff House
267 NW Cliff Street
Newport, Lincoln County, Oregon

Aron Faegre Photo, 1986
520 SW Yamhill
Portland, OR 97204

2 of 4
South and east elevations



New Cliff House
267 NW Cliff Street
Newport, Lincoln County, Oregon

Aron Faegre Photo, 1986
520 SW Yamhill
Portland, OR 97204

3 of 4
North elevation



New Cliff House
267 NW Cliff Street
Newport, Lincoln County, Oregon

4 of 4
East and north elevations
Aron Faegre Photo, 1986
520 SW Yamhill, Portland, OR 97204