

# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	2265 Hwy 35 Hood River vcty, Hood River County	<b>historic name:</b>	Hill, Martin & Carrie, House
<b>assoc addresses:</b>		<b>current/other names:</b>	The Gorge White House
<b>location descr:</b>		<b>block/lot/tax lot:</b>	
		<b>twshp/rng/sect/qtr sect:</b>	2N 10E 13
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	2.0
<b>elig evaluation:</b>	eligible/significant	<b>total elig resources:</b>	1
<b>prim constr date:</b>	1910	<b>second date:</b>	
		<b>total inelig resources:</b>	1
		<b>NR Status:</b>	Individually Listed
		<b>date indiv listed:</b>	07/17/2007
<b>primary orig use:</b>	Single Dwelling	<b>orig use comments:</b>	
<b>second orig use:</b>		<b>prim style comments:</b>	Dutch Colonial Revival
<b>primary style:</b>	Colonial Revival	<b>sec style comments:</b>	
<b>secondary style:</b>		<b>siding comments:</b>	Cedar horizontal lap siding
<b>primary siding:</b>	Wood:Other/Undefined	<b>architect:</b>	Unknown
<b>secondary siding:</b>		<b>builder:</b>	Unknown
<b>plan type:</b>			
<b>comments/notes:</b>			
GROUPINGS / ASSOCIATIONS			
Not associated with any surveys or groupings.			
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b>	07/17/2007	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess Project(s):</b>	None
<b>RLS survey date:</b>		<b>Federal Tax Project(s):</b>	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
<p><b>NARRATIVE DESCRIPTION</b> The Martin and Carrie Hill House is a two-story Dutch Colonial Revival residence with a full basement, a gambrel roof, a gable, dormers, an upper story screened sleeping porch, porte-cochere and columned porches supporting the upper balconies. The exterior walls are covered in cedar horizontal lap siding and painted white. The foundation is cast concrete block. The exterior has extensive detailing including four fanlight windows, dentils, keystones and other ornamentation. The interior is a formal Colonial Style with quarter-sawn white oak details throughout. The house is in excellent condition with minor alternations. The house is surrounded by landscape features that compliment the residence. Setting The 5,000-square-foot house is four miles south of the City of Hood River on Highway 35 South, which is a designated Oregon scenic byway. It is in the heart of the lower valley fruit-growing region. The house is centered on the west end of a 37.75 acre property adjacent to Highway 35. It is surrounded by landscaping and an orchard setting. The setting includes four oak trees native to the property prior to the house being built. The property is entered from Highway 35 from a south gravel driveway which wraps around the property between the house, landscaping and one set of 100 year old oak trees. There is a concrete driveway and walkway directly north that allowed cars to deliver passengers under the porte-cochere to the front entrance. The original well and pump, although not operating, are at the east entrance to the porte-cochere. There is a non-contributing, detached two-car garage directly east of the house that was replaced in the early 1950s, as the original was destroyed by fire. The landscaping is mature evergreen and flowering shrubs, flowers, and oak, fir, cedar, spruce and magnolia trees. The east landscape is a double patio with walkways, column lights, flowering shrubs and flowers. Mt. Hood is dominant in the southwest horizon and Mt. Adams in the north. The property was planted to orchard in 1901 and remains an active orchard today. Exterior The Hill House is a two-story wood-frame residence with a gambrel roof. The foundation is cast concrete block and is above grade so that there are windows to the basement on all facades. The exterior is horizontal cedar lap siding, painted white with burgundy and grey accents. Two brick chimneys extend from the center peak of the roofline. The northern brick chimney is original as is existing location of the kitchen stove. The southern brick chimney is the main salon fireplace. The west facade was the original entrance, prior to the widening and paving of Highway 35. The gambrel roof on the south side has two dormers and a gable. On the lower level, fluted-wood columns with square capitals support the small porch that has a union-jack balustrade. In addition, pilasters are placed at the ends of the balustrades that are attached to the house as well as at all corners of the house. The pendant-style porch light fixture is original to the house. The entry door is flanked by sidelights with beveled glass. There are two double-hung windows on this facade. Each window has sidelights and leaded, beveled glass. The lower porch columns support an upper balcony with an entablature consisting of a cornice, frieze, and architrave. The frieze has small dentils that continue on all facades of the house at the second-story break-line. In addition, the entablature has molding above and below the small dentil moldings and a large crown molding. The upper balcony also has balustrades of the union-jack design. The upper balcony is centered within the gable. Below the gable is a hooded fanlight window of leaded, beveled glass surrounded by an open pediment and keystone. The lower window is a tripartite window. The gable has larger dentils and two corbels on each side. The south facade is now the main entrance to the house. It features a porte-cochere, a full-length covered porch and an upper balcony. Six round fluted-wood columns support the porch and porte-cochere of the same design as the west facade, including the entablature and dentils as well as the union-jack design on the balustrades. The oak entry door has beveled glass. The west window is double-hung with leaded, beveled glass and the east window is double-hung. The pendant porch-light fixture is original to the house and the same as the west porch. The upper roof line has large dentils, and a hooded fanlight with a keystone that provides light to the attic area. There are two double-hung windows and a door leading to the upper balcony. The upper balcony balustrades are identical to the lower and west porches and the west balcony. The south facade also has a concrete drive/walkway from the Highway 35 entrance to the east outbuilding doorways. The east facade of the Hill House has a lower porch. The porch is supported with four square columns. The remaining balustrades are of the same union-jack design. This facade has two entry doors from the porch. There is a double-hung window giving light to the basement stairway. Additionally, on the lower story there is a large window and a small dormer over the outside basement entrance. The same small dentils and entablature is present on the lower porch. There is a screened sleeping porch on the second story. It is a cantilevered sleeping porch as the square columns are decorative only. There is a hooded fanlight with leaded, beveled glass and a tripartite leaded glass lower window. The north facade has a hooded fanlight with a keystone in the attic area. Larger dentils at the roofline are above the fanlight window. The upper story has three double-hung windows. The first story has two double-hung windows. There is a hooded oval window with keystones on the far left lower story. The small dentil moldings continue at the second story break-line, and there are pilasters at each corner. Interior The interior of the Hill House is a rectangular floor plan. The kitchen, dining, living room, office and half bath are on the first floor. Three bedrooms and a full bath are on the second floor. There is a full daylight basement. The floors are wood and the walls are lath and plaster. Windows are wood double-hung. The ceilings are nine feet high and coffered in the main salon of the house. The heat source is steam cast-iron ornamented radiators, with the original boiler still operating. Living Room and Dining Room The Hill House is now accessed from the south facade under the porch and porte-cochere. The front room spans the house from south to north. It encompasses a living room and a dining room that are divided by a colonnade. The floors are inch and three-quarter tongue-and-groove boards of quarter-sawn white oak. The edges of the floors are mitered and form a boarder throughout the room. All the doors are oak. All window and door surrounds are of quarter-sawn white oak and have crown moldings. Door and window hardware are brass and original to the house. There is a fireplace on the east wall made of painted brick. It is a double mantel fireplace with egg-and-dart and other ornamentation. The hearth has cast-iron ornamentation at the floor. The</p>			

upper mantel is quarter-sawn white oak and approximately 5 and one half feet in height. The remainder of the east interior facade is a sweeping two-story staircase of quarter-sawn white oak that is entered through an archway with quarter-sawn white oak pilasters both north and south. The newel post on the staircase is topped with a torchiere brass light with the original flame-glass shade. This light sits on top of an urn-shaped carved base in a leaf design. The newel-post column is a recessed panel design with dentils, and egg-and-dart ornamentation. The balustrades on the stairway are tapered and anchored by posts with the same ornamentation as the newel post. To the left of the staircase is a small open hallway that leads to the kitchen, basement stairway, and entry from the east porch. All light switches in the house are push-button style, some with mother of the pearl inlays with brass surrounds. The ceilings in the front room are coffered and the picture rails and are made of quarter-sawn white oak in a dark finish. Baseboards are 10 inches in height, topped by a molding, all in quarter-sawn white oak in a dark finish. Windows are double-hung with sidelights. The windows on the west and south ends are leaded, beveled glass. The two light fixtures in the living room are original to the house. They are six-sided brass bases with dentils, and each has four etched-glass round globes, which are also original. The living room and dining room are divided by a colonnade of two, fluted round columns and two pilasters with Corinthian capitals made of quarter-sawn white oak in a dark finish. The columns and pilasters are set on a pedestal base of quarter-sawn white oak with recessed panels. The dining room has plate rails of the same quarter-sawn oak, the same flooring, coffered ceilings, baseboards, moldings, and picture rails. There is a door on the east wall that enters into the kitchen. The west side of the room has two more double-hung windows with sidelights that are beveled, leaded glass and the original oak entry door with sidelights. Office and Half Bath Off the front room to the east are the office and half bathroom. The floors in these rooms are old-growth clear Douglas fir. The office has painted fir wainscoting and double-hung windows on both the south and east walls. There is an outside entrance to the east porch. There is also a half bathroom entered from the north side of the office. Kitchen The original kitchen had two spaces: a pantry and the kitchen. It was remodeled in 1950. At that time, the walls between the pantry and kitchen were removed, the ceiling lowered, light fixtures replaced, and fir cabinetry installed. The original old-growth, clear, vertical-grain fir floors were retained, as was the original red-brick chimney. Second Floor The quarter-sawn white oak staircase leads to the second floor. There is a fanlight window on the east wall and a doorway leading to the screened sleeping porch. The balustrade extends the full length of the hallway and has two square newel posts and a pilaster in the same ornamentation as the lower newel post. The light fixtures in the hallway and all bedrooms are original to the house. The hallway has picture molding throughout and four doors leading to the three bedrooms and bath. In addition, there is a hall linen closet and a doorway to the sleeping porch. The upstairs bathroom has the original claw-foot tub and a chrome shower surround and is located in the northeast section of the house. There is a large reproduction pedestal sink and a toilet. The walls are of lath and plaster, finished to look like subway tile. There is a chair rail around the room as well as picture rails. The upper part of the wall above the chair rail is wallpapered. There is a built-in cabinet with a laundry chute that deposits clothes to the basement. The room is heated with a small steam radiator. There is a double-hung window on the north wall, and the floor is covered in linoleum. The northwest bedroom is a large room with picture rails and a window seat. It has two double-hung windows on the north wall and one on the west wall. There is a small walk-in closet on the east wall. The floor is carpeted. The west bedroom is situated above the original entry and has a balcony. The west wall has the fanlight window with a tripartite lower. The room has picture moldings. The floor is carpeted. The master bedroom is to the south, and is above the office and living room. It has a full balcony above the south entry and porte-cochere. The floors are old-growth, clear, vertical-grain fir and original to the house. There are two "his and her" walk-in closets on the north wall. The west wall has a double-hung window and a window seat. The south wall has two double-hung windows and a door opening onto the balcony. The room has picture moldings. Basement The basement is the full length and width of the house. It is entered from either the upper kitchen hallway or a separate entrance from outside on the east facade of the house. The floor is concrete. It is open with a brick wall in the center of the room running north and south. In this space is the original boiler furnace. A concrete laundry tub is on the east wall under the kitchen. There is storage under the dining room to the north. The southeast area is a workspace with cabinets, work benches and storage. The space to the west has storage cabinets to the south, and a bookshelf and seating area to the north. Water Pump and Well The original water pump and well are located outside the south entrance and are no longer operating. Garage The original two-car detached garage was destroyed by fire in the early 1950s. It was rebuilt as a post-and-beam framed building on the original concrete stem wall. It has carriage-style, double wood doors that open outward, and the floors are concrete. It also has an upper-level storage area that is accessed from a wood built-in ladder on the east wall. An open equipment-storage addition was constructed in 1986; it has a gravel floor. Alterations The house originally had a veranda that wrapped around the building from the west to south facade. These have been removed, but the south and west porches remain. The two west dormers had the union-jack ornamentation on top of them, but these have also been removed. The union-jack-style balustrades have been removed from the east porch. The kitchen was remodeled in 1950, during which the ceiling was lowered, the pantry removed, and fir cabinetry installed. Closets have been built in the office, the upstairs north bedroom, and the upstairs west bedroom. The basement bookshelves and work area were added in 1950. The garage was rebuilt in the early 1950s and 1986. Orchard and Other Buildings Record low winter temperatures in 1919 killed the original orchard planted by M.M. Hill. As a result, the orchard has been re-planted since that year and changes in tree variety have also occurred. Although the surrounding property is still in tree fruit, economics and farming practices have changed significantly since the early 1900s. Consequently, the current orchard planting bears no resemblance to the original. For example, orchards in the early 1900s were planted on 36-by-36 or 24-by-24 foot spacing. The orchard, however, is currently in a "double row," which is 12 foot spacing in the row and 7 foot on the diagonal. In addition, new varieties are now available and planted that were not propagated in the early 1900s. The original farm house built in 1901 no longer exists. It was replaced by a home built in the mid-1930s and extensively remodeled in 1975. Photographs taken in 1901 clearly show how the remodeled home does not resemble the secondary home currently on the property. The original detached garage was destroyed by fire in the early 1950s and has since been re-sided, new doors installed, and an addition placed in the early 1980s. As a result, the detached garage is no longer significant to the property. Completed and On-going Restorations The interior of the house has been re-painted in a historical palette, new period wallpaper installed, and the wood floors have been uncovered and refinished. Period lighting replaced inappropriate overhead fixtures, and push button switches have been re-installed where necessary. Picture rails have also been re-installed in rooms where they were removed. The upper balcony over the porte-cochere has been repaired and re-built in replication of the original. On-going restoration includes re-painting and maintaining the house. As evident in circa 1915 photographs of the house, decorative woodwork over the west dormers in a union jack design will be reconstructed in the future.

## HISTORY

*(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)*

**STATEMENT OF SIGNIFICANCE** The Martin and Carrie Hill House is eligible for listing in the National Register under Criterion C as a fine and locally distinctive example of the Dutch Colonial architectural style in Hood River, Oregon. The Dutch Colonial Style The Hill House, constructed in 1910, is an excellent intact example of a Dutch Colonial Revival house in a rural setting in the Hood River Valley. Built for Martin and Carrie Hill in their Pine Grove orchard, south of the city of Hood River, the residence displays distinctive features of the style in its bilateral symmetry, rectangular form, gambrel roof, dormers, fanlight windows, dentils at the cornice, balconies, screened sun porch, tripartite windows with decorative leaded, beveled glass, fluted round porch columns, union-jack railings, and arched window with keystone in the west-facing gable. The Colonial Revival Style was popular from 1890 through 1915 and was an effort to establish a uniquely American style based on Colonial architecture of the 1700s. The Hill House has many of the characteristic elements of this style, including the gambrel roof, classic entablature, oval windows with keystones, fanlights (lunettes), attic windows, and transoms and side lights framing the doors. The Hill House also has the classic style elements of wood-frame construction with thin horizontal cedar siding, dentil moldings, fluted columns, pilasters, leaded-glass windows, porches, balconies, and a central prominent entrance (porte-cochere). Both the exterior and interior of the house are intact, with minor alterations. The interior main salon has original quarter-sawn white oak columns, coffered ceilings, floors, staircase, newel posts, doors, windows, moldings, and baseboards that are original in finish, patina, and materials. The pendant light fixtures in the porch areas, the living room, and in the upstairs bedrooms and hallway, are all original to the house. The living room fixtures are cast brass with dentil ornamentation and have the four original etched glass globes. The carved urn wood and brass torchiere newel post light is also original to the house. The light switches are push-button style, some with mother-of-pearl inlay with original brass surrounds. All door hardware is original to the house and is ornate brass in two different patterns. The house is heated by the original ornate steam radiators and the boiler, which is located in the basement. Other examples of Dutch Colonial Revival in Hood River County include the Lester & Hazel Murphy House at 1006 Sherman Avenue, which is currently listed in the National Register of Historic Places. The Hill House, by comparison, is significantly more ornate and embodies more architectural features, such as dentils, keystones, beveled, leaded-glass windows, and other features as documented in the photographs submitted with this application. There is also a Dutch Colonial at 1520 Wasco Street in Hood River, but architectural details, such as balconies, dormers, fluted pillars, balustrades, fanlights, and other features that characterize the Hill House as a superior example of the Dutch Colonial Revival style, are absent. There are two examples of Dutch Colonial Revival in the rural vicinity of the Hill House, located at 2165 Highway 35 and at 2162 Mason Road in Hood River County. Both of these houses, however, have been significantly remodeled. Consequently, the original character and style of both houses are no longer visible, except for the gambrel roof. Martin M. Hill Martin M. "Mart" Hill was born on September 14, 1869 in Waterloo, Iowa. He married Carrie B. Smith in 1892. In 1901 he and his wife left Iowa on an extended trip west to see the country. He left his wife with relatives in Long Beach, California and went north to Oregon. According to "Pine Grove Memories," by Patricia Krussow, Martin Hill came to Hood River and found a 50-acre piece of land that he wanted. He located the owner, Mr. Johnson, a street-car conductor in Portland, and rode that streetcar until Mr. Johnson agreed to sell the property to him. He bought the land, set up camp, and began building a small house, not telling his wife of what he had done. When she did come north, he told her that he had bought the property and that if she would stay, he would build her the finest house in the valley. Mrs. Hill was from a very wealthy Mid-Western family and cried when Martin gave her the news of his land purchase, as to her, the Hood River Valley was an uncivilized, barbaric area void of expected comforts. Because of her husband's pledge to build her this house, she agreed to stay. In 1904, they adopted a daughter, Ruth (Ruth Hill Beacon). In 1910 Martin finished the house, making good on his promise to his wife. She lived there for only six years, however, before she died of heart failure in 1916. Martin Hill had many accomplishments significant to the fruit industry in the valley. In 1901 he purchased, cleared, and planted the orchard in Pine Grove. In 1906 he sold the first train carload of graded apples to Bob Loomis, a New York fruit wholesaler, for \$5.00 per box. In 1908 he sold 10 acres of orchard for \$1,600 per acre, the highest price ever paid for farmland in the Northwest. In 1908 he was appointed to the first Hood River County Commission when Hood River became a county separate from Wasco County. Martin organized and constructed the Hood River Apple and Storage Plant along the

railroad line at Mason Drive in 1912. In 1913 he was instrumental in establishing East Fork Irrigation District as a quasi-public entity that still supplies irrigation water to farmland in the lower valley. Hill also served on the first Board of Directors after the formation of the district. He organized and served as President of the Hood River Bank and Trust, which later became Butler Bank. In addition, he was elected to the Oregon Legislature to represent District 20 in 1935. Martin Hill died of a stroke in 1939. The Hill House remained in the Hill family until 1947 when his daughter, Ruth Hill Beacon, sold the house and orchard to Don and Aileen Nunamaker. Property Ownership 1901: Martin M. Hill purchased the 50-acre property from Mr. Johnson, built the first house, and cleared and planted the orchard. 1910: The Martin Hill family built the current house and operated the orchard until 1947. 1947: Donald R. and Aileen Nunamaker purchased the house and orchard. They had planned on living in the house and doing extensive remodeling. Thankfully, this was not done. The original blueprints of the 1947 remodel plans included architect renderings of the house's exterior and floor plan. The house was instead sold to their daughter and her husband. 1950: Ross F. and Daphne Nunamaker Hukari purchased the house and orchard. The Hukaris did minor remodeling of the house. The wrap around veranda was removed as were the union jack decorations above the dormers on the west facade due to rot and disrepair. Closets were built in two bedrooms and the office. They also remodeled the kitchen. The property remained in orchard. 2003: Camille Hukari, daughter of Ross and Daphne Hukari and granddaughter of the Nunamakers, inherited the house and is the current owner. The house is in the process of being restored for a regional wine-tasting business and art gallery that will open to the public in April 2007 as The Gorge White House. As a regional wine-tasting room, few alternations are planned, as it is imperative that the historic qualities of the house are preserved. A quarter-sawn white oak bar and back bar will be custom built to match the existing wood-work in the main salon and attached to the floor so that it can be easily removed without damage if the house is returned to a single-family usage. A wheelchair lift will be installed at the west porch that will be obscured from view by plantings. Finally, a wheelchair-accessible bathroom will be installed on the east end of the garage building, but no other alterations are planned. The owner also intends to reconstruct the balustrades and column decorations on the east lower porch that were removed in the 1950s. The setting will not be altered. Sixteen acres of the property remains an orchard, and an additional fifteen acres were planted in other crops during fall 2006 and spring 2007. Additionally, for the first time, the house will be open to the public. Summary The Hill House displays distinctive features of the Dutch Colonial Revival Style popular during the late nineteenth and early twentieth centuries. These include the gambrel roof, classic entablature, fanlights, oval windows with keystones, and other significant architectural details. The house also has classic style elements of wood-frame construction, such as thin horizontal cedar siding, fluted columns, pilasters, a central prominent entrance, and dentil mouldings. In addition, both the exterior and interior of the house are intact, with only minor alterations, as are much of the building's original hardware, lighting fixtures, and ornamentations. The Hill House is significantly more ornate and embodies more architectural features than other Dutch Colonial Revival houses in the Hood River vicinity. As a locally distinctive and excellent intact example of the Dutch Colonial Revival architectural style in a rural setting in the Hood River Valley, the Hill House is eligible for listing in the National Register of Historic Places under Criterion C.

### RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:

University Library:

Historical Society:

Other Respository:

### Bibliography:

Clark, Rosalind. Oregon Style: Architecture from 1840 to the 1950s. Vol. 1, Photographic History of Architecture in the West. Portland, Or.: Professional Book Center, Inc., 1983. Biography of Martin Hill. Hood River County Archives, Hood River, Oregon. Crowley, Susan Garrett. Legacy: A Centennial Celebration of Hood River and the Columbia Gorge. Hood River, Or.: Hood River News, 1995. Guppy, Ruth. "Apply Growers Association History (Short Version)." Hood River County Museum, Hood River, Oregon. Hawkins, William J., and William F. Willingham. Classic Houses of Portland, Oregon, 1850-1950. Portland, Or.: Timber Press, 1999. History of Hood River County, Oregon. 2 vols. Hood River, Or.: Hood River County Historical Society, 1982 1987. Krussow, J. Patricia. Pine Grove Memories in the Hood River Valley. N.p., 1989. Lockley, Fred. History of the Columbia River Valley From The Dalles to the Sea. 3 vols. Chicago: The S.J. Clarke Publishing Company, 1928. Oregon Secretary of State, "Oregon Legislative Assembly (38th) 1935 Special Session." Legislative Records, <http://arcweb.sos.state.or.us/legislative/histleg/statehood/1935spe.htm>. The Oregon Voter, January 12, 1935