

United States Department of the Interior  
National Park Service



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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Enterprise Mercantile & Milling Company Building (EM&M Building)  
other names/site number Courtney Apartments, Berland Apartments

### 2. Location

street & number 115 E Main Street  not for publication  
city or town Enterprise  vicinity  
state Oregon code OR county Wallowa code 063 zip code 97828-1383

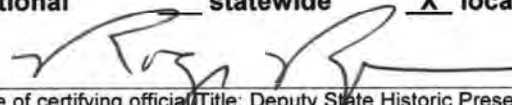
### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

 1-9-12  
Signature of certifying official Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official Date  
  
\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain:)

 3/7/12  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only one box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

Historic Resources of Downtown Enterprise,  
1888 - 1956

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Department Store

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store  
DOMESTIC: Multiple Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY  
AMERICAN MOVEMENTS:  
Commercial Style

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE  
walls: STONE: CONCRETE  
  
roof: SYNTHETIC: PVC, Single-Membrane  
other:

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## Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

Built between 1916 and 1922, the Enterprise Mercantile and Milling Company Building (EM&M) is located at 115 E Main Street in Enterprise, Oregon, Wallowa County. A stone and concrete Commercial-style building with stylistic classical overtones, the three-story, rectangular building measures 110' x 150' and encompasses over a quarter of a city block (Figure 3). The building has a concrete foundation that extends below grade creating a full-story basement, and stone and concrete façades, regular fenestration pattern, full entablature, and flat roof with central skylights. Full-height, coursed-stone pilasters separate the seven bays fronting E Main Street and the five bays fronting NE 1<sup>st</sup> Street (Photos 1 and 2). Wide concrete members below bands of wood sash windows span each bay and divide the façade horizontally. The pilasters on the two primary façades terminate at a wide frieze below a projecting wood cornice embellished with dentils. A high parapet caps the cornice that is divided by squat pilasters. The center of the front parapet is decorated with a pediment above the date plate that has ghost numbering "1916."<sup>1</sup> The rear (north) facade is constructed of a solid random ashlar, stone wall with irregular window fenestration. Delivery and pedestrian doors at varying intervals are on this facade (Photo 5). The west side façade is only visible above the neighboring, one-story stone building (Photo 6). This façade is erected of both random rubble and random ashlar stone construction with windows on the upper story. Apartment windows are built-up over the center skylight windows on the roof. The interior of the 50,000 square foot building has three floors and a basement (Figure 4a-d). The ground floor is divided into several commercial spaces and offices. A long hallway in the bay directly west of the central bay extends to the back of the building that has the wide ramp to the basement and service area for the apartment tenants. An elevator and two sets of stairways, located at diagonal corners of the building, lead to the upper floors. The second floor apartments extend around the perimeter of the second floor on what originally was an open mezzanine. One apartment has been added near the center of the floor that is accessed by a ramp. Apartments on this level vary in size with a large manager's apartment in the center of the south side of the building. The third floor is U-shaped in plan with apartments on both sides of the hallways. Most of the original trim finishes, wood floors, built-in cabinets, bathroom fixtures, and apartment doors with wood screens are intact in the upstairs apartments. The basement is organized around the central delivery ramp that is made of wood. Storage units have been built around the perimeter of the basement along the east and north walls (Photo 10) (Figure 4a). Other storage areas are in the center of the room that also has the utilities for the building. An original freight elevator is near the center of the basement.

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## Narrative Description

### Setting

On a prominent downtown commercial lot directly across from the Wallowa County Courthouse, the EM&M faces south on E Main Street at the corner of NE 1<sup>st</sup> Street (Figure 3). The Enterprise Carnegie Library and the IOOF Hall is across the street to the east and commercial buildings, including the Enterprise Hotel, are to the west. The Enterprise City Hall/Fire Station is north across the alley. Concrete sidewalks are on the east and south, and a gravel alley extends east-west behind the structure. There is no landscaping around the building except for small street trees planted along E Main Street. Period light poles are positioned along the sidewalk.

### Exterior Description

#### South Façade

The primary (south) façade fronting E Main Street has seven bays divided by raised pilasters constructed of Bowlby stone and capped with simple stone capitals (Photos 1, 2 and 7). The pilasters on each side of the center bay are slightly wider than the other pilasters, which create a visual emphasis for the original central

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<sup>1</sup> The year the EM&M was started but it was not completed until the early 1920s.



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entrance. Larger stone bases support each pilaster. All the first floor storefronts have been modified over the years to accommodate new businesses (Photos 2 and 8). Most of the original finishes have been covered with newer material. Some of the storefronts retain original features such as recessed doorways, low half-walls under the storefront windows, and wood entrance doors with plate glass centers and transoms above (Figure 4b). The following is a brief description of each storefront.

*Ground Floor, Western Three Bays*

There are two entrances in the western end bay (Figure 4b). One entrance has a recessed door that opens into a stairway to the upper floors, and the other entrance opens into a commercial store. Historically, double doors (indicated by hinges on the original door frame) were hung in this opening. Part of the original wider opening has been enclosed and a single-width door installed. The doorway is capped with an original tripartite transom (Figure 4b). A vertical window, east of the door to the stairway, has been covered with vertical groove siding. Another storefront is separated from the stairway entrance by a newer column covered with rock veneer. This same veneer has been placed over the bottom of the Bowlby stone pilaster that divides the first and second bays, and the spandrel above the storefront opening. The western storefront has a large, angled, plate-glass window forming the eastern wall of the storefront. A large, triangular-shaped planter box fills the western side of the bay.

The second bay storefront has a half-wall covered with newer vertical board siding, large plate-glass windows with steel mullions and wood sashes, a recessed entrance door east of the display window, and a shallow, shingled awning over the storefront.<sup>2</sup> A single-light window extends at an angle to the deeply recessed entrance door. The historic wood-frame door has a centered glass panel with a transom above covered with vertical board siding. The third bay storefront, a mirror image of the second bay, is finished with similar materials, but retains the original, three-light transom over the wood entrance door.

*Central Bay*

This central bay, historically the main entrance, was altered in the 1930s and again in circa 1951 (Photo 8). Flanked by slightly wider stone pilasters, the storefront is constructed of a brick half-wall, with fixed-light wood windows above, angled to a recessed wood Dutch door with a wide sidelight on the east side. A curved brick half-wall extends to the east pilaster and the sidewalk. The wide stucco covered panel above the storefront is where the original arched canopy was attached.<sup>3</sup>

*Eastern Three Bays*

The fifth bay has entrances in the east portion of the bay, and a large storefront window above a half-wall covered with newer vertical boards on the west side (Figure 4a). The newer entrance door, with an oval shaped window, is at the north end of the recess and has a three-light transom above. Another door on the east side of the recessed area opens into a large event space. A shallow, shingled shed roof awning projects from the façade directly above the window and doorway. This awning (and similar awnings on the façade) covers the small shed awning that was originally built over each storefront. The sixth bay, with no entrance, has two large storefront windows above a low half-wall covered with plywood. The same type of shingled awning is above the two large windows. The seventh, or eastern-most bay, has an entrance centered between two fixed-light, wood-frame windows. The contemporary door is flush with the sidewalk. The windows are above the low half-wall.

*Upper Stories on the South Façade*

Bowlby stone pilasters vertically divide the upper two stories into seven bays with regular fenestration in between (Photo 1). Wide, stucco-covered concrete spandrels below the grouped windows divide the building horizontally (Photo 8). The windows on the third story are six-over-one, wood-sash windows. Historically, letters were attached to the spandrels below the third story windows in the center three bays that read

<sup>2</sup> These small shingled awnings on four of the storefront bays on the south façade were built over a wood lintel that had a projecting cap and carved brackets at the corners. This original detail is retained on the east storefront bays.

<sup>3</sup> Most of these alterations reflect the early 1950s modifications.



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“Enterprise Mercantile & Milling Co.” The letters were probably removed in the 1930s. The second story windows are of two types. Four bays have windows of six-over-one design but the sashes are not double-hung; some are operable awning-type windows that tilt out (Figure 8). The second story central bay and end bays have square, single-sash awning windows. The spandrels beneath these square windows are higher, bringing emphasis to these bays.

The pilasters between the bays terminate at the frieze board decorated with dentils. A wood boxed cornice projects beyond the stucco frieze and provides emphasis to the top of the building. The parapet is embellished with squat pilasters that originally had finials capped with globe lights. The central pointed pediment of the parapet has the date “1916” barely visible in the center (Photo 8). New metal flashing was installed when the roof was resurfaced.

### East Façade

The east façade of the EM&M that fronts NE 1<sup>st</sup> Street is similar to the south façade. Bowlby stone pilasters, capped with simple stone capitals, divide the east façade into five bays (Photo 4). The ground level windows have been altered in all five bays to accommodate various retail and residential spaces. A wood lintel above each of the storefront windows creates a shallow, awning-like projection. Carved brackets are positioned in the corners of these awnings. Although covered with new material, the original height of the half-walls below the storefront windows has been retained.

#### *Ground Floor*

All the storefronts on the ground floor have been altered. The storefront windows on the first two bays from the south have been enclosed with the installation of wood walls creating smaller windows. There are no doors in these two bays. The third bay has an entrance door on the ground level in the southern edge of the bay. An aluminum slider window is north of the door. The northern half of this bay has a set of tripartite, mid-century, wood-framed windows divided horizontally into five sashes. The smaller outer windows are double-hung.

The fourth bay from the south has a centered recessed entrance, which is capped with a transom and air conditioning unit. The door and sidelight have been replaced. South of the recessed entrance is a single, fixed-light window divided horizontally. Two double-hung, wood windows are north of the recessed entrance. The half-wall below the windows is covered with vertical boards.

The fifth bay from the south has two entrances. The southern entrance, at the sidewalk, is flanked by two slender, rectangular, fixed-light windows above a low half-wall covered with vertical boards. The wood panel door has a small transom and simple wood trim. A Bowlby stone pilaster divides the ground floor of this bay into two parts. A recessed entrance is north of the pilaster, which leads to a staircase to the upper floors. Historically, an awning hung across the entrance, evident both from historic photos and the bracket holes visible on both of the pilasters. Double doors were originally located in this entrance. A smaller door has been fitted into the opening. The original multi-light transoms are intact.

#### *Upper Floors*

The five bays on the upper stories have identical regular fenestration as the front (south) façade (Figure 4). Stone pilasters vertically divide the upper two stories and wide, stucco-covered, horizontal concrete spandrels below the grouped windows divide the building horizontally. The windows on the upper floors are six-over-one, wood sash windows. The second story windows are of two types; three bays have windows of six-over-one design but the sashes are operable awning-type windows that swing out, and the second story end bays have square, wood-sash, awning windows that also swing. The horizontal spandrels beneath these square, single-sash windows are higher, bringing an emphasis to these end bays. The south facade wood cornice detail continues on the east façade.

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### North (Rear Alley) Façade

The rear façade along the alley is divided into three sections: the eastern portion is three stories high, the central section is two stories, and the western portion is three stories (Photo 5) (Figure 4b-c). This layout with the two-story section allowed the central third floor apartments to have windows (third floor is U-shape in plan). The stonework on this less visible façade is laid in an irregular pattern, unlike the regular coursing on the two primary façades (Photo 9).

The eastern three-story section has a stepped parapet, and irregularly-sized and -placed double-hung windows. These windows, most with multi-light upper sashes, have concrete lintels and sills. A row of wood-sash windows on the first floor has been altered by the installation of new windows in the upper section. The two-story center section has two large openings on the lower story that were originally loading doors. The eastern opening is enclosed with vertical board siding and a contemporary aluminum side-sliding window and pair of doors that open from the center. The western loading door has a small shed roof overhang supported by wood brackets. A plywood board covers one of the windows. Concrete lintels span the top of both of these former loading doors. Above the loading doors are series multi-light wood windows with concrete lintels and sills. These windows are either fixed or awning windows. This portion of the building has a small flat roof, which projects approximately two feet from the face of the façade and is supported by simple wood brackets.

The western, three-story section has three openings on the ground floor, a series of squat windows on the second story, and double-hung windows on the third story. The eastern-most doorway on the ground floor has been filled in with wood, and the next bay to the west has original double wood doors with vertical bead board in the lower panel and glass in the upper. The western-most opening was originally a loading bay. A wood hollow-core door is west of the bay. A continuous concrete lintel spans all the first floor openings. The second floor has narrow windows placed towards the upper part of the story under the concrete lintels. The multi-light, fixed- and awning- type wood-sash windows have concrete sills. Single, paired, and grouped, one-over-one, double-hung wood-sash windows extend across the third story.

### West Façade

The west façade shares the lower wall with the one-story neighboring building that is made of Bowlby stone (Photo 6). The lower portion of the wall above the roof of the adjacent building is constructed of less finished stone, laid in regular courses, and the top portion is constructed of stone laid in irregular courses. The upper story windows have concrete sills and a continuous concrete lintel above.

### Roof

The roof was recently replaced with PVC single-membrane roofing. Six skylights are on the surface of the roof. An exterior chimney projects approximately twelve feet above the roofline near the western edge of the roof.

### **Interior Description**

The interior of the EM&M is divided into retail, office, and common tenant space on the first floor, and apartments on the upper two floors organized around central hall corridors (Figure 4c-d). The third floor is U-shaped in plan so apartments on the interior have windows set above the second story roof. Stairways and an elevator (1959) connect all three floors. The large basement contains the water heating system and tenant storage areas. A wide freight ramp and stairways lead to the basement.

### Basement

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The basement is accessible from the wide, grooved heavy-wood ramp leading down from the tenant entrance on the north façade and from a staircase in an interior room on the ground floor (Figure 4a). Both the ramp and staircase are located near the center of the building. Historically, a freight elevator northwest of the ramp also provided access to the basement. This elevator has been decommissioned, but the elevator's mechanism is still intact in the basement and the large, metal pulley is on the ground floor near the north rear entrance.

The basement has a concrete foundation and floor. A three-foot retaining wall on the south, east, and west holds back an area filled with sloped dirt. Along the north and east walls, storage units have been built (Photo 10). These storage units, used by tenants, are constructed of plywood and have flush, plywood, hinged doors.

At the base of the ramp to the west is a larger storage unit. This area has a large sliding wood door in the east wall. Smaller storage areas are located around the ramp on the east, west, and north sides. The area south of the ramp and the corridors along the north and east walls are the semi-finished portions of the basement. Two doorways lead to the western corridor of the basement that has two large water heating tanks and abandoned boilers. As originally used, these boilers had the capacity to heat the entire block, which included the Enterprise Hotel. The original coal storage area is positioned in the northwest corner of the basement and there still is a large pile of coal in this corner. There is also wood storage pit on the north end of the corridor. The ceiling in the basement is unfinished, exposing the wood ceiling joists and electrical wiring.

### Ground Floor

The ground floor is organized with commercial and office spaces along the street facades on the south and east sides, smaller offices/storage areas along the west side, and a service/entry corridor in the center of the north side (Figure 4b). Many of the retail spaces and storage areas have newer partitions and finishes.

Seven commercial storefront entrances are on the south façade, and three storefront entrances are on the east façade. These commercial spaces encompass much of the ground floor, and have separate entrances that lead into a variety of sizes of retail and office spaces (Figure 4b). The majority of these spaces have been updated with modern finishes to accommodate the businesses. Two entrances on the south façade access the central rear utility area of the building. The first entrance, on the western edge of the south façade, opens to a staircase to the second and third floors. The second entrance is located in the third bay from the west edge of the building. This entrance leads to a wood-paneled hall that extends north, two-thirds the length of the building (Figure 4b). Interior tenant spaces open into this hall. A doorway at the north end of the hall leads into a slightly larger hall with two entrances to tenant spaces and one public bathroom. The bathroom has historic porcelain fixtures. The original skylight has been uncovered in this hall. This skylight is southwest of the original freight elevator pulley wheel (Photo 11).

The hall terminates at a large common area in the center of the north (rear) side. This area is labeled as the tenant entrance on the ground floor site plan. Double doors on the north wall lead to the alley. A large, wood side-sliding door on metal rollers is located between the tenant entrance and the hall with the freight elevator. This square room houses the electrical panels, laundry area, and wood ramps to the basement and upper stories. The ramp to the basement is on the south wall and is approximately sixteen feet wide. Two newer metal doors are at the mid-point of the ramp. Just east of the basement ramp, a narrower ramp leads to the mezzanine level.

A wide hall from the rear common area extends east, and has built-in cabinets along the north wall underneath four, single-light wood windows. Opposite the cabinets, double, wood-panel doors are in a wall covered with vertical boards. These doors open into a small anteroom with a bathroom. The 1,200-pound capacity Otis elevator, installed in 1959, is at the east end of the hall. The elevator has a metal-hinged exterior door with a metal-accordion door on the interior. Another wood panel door opposite the elevator opens into an office.

### Second Floor (original Mezzanine Level)



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Two main entrances lead to staircases that ascend to the second floor, originally the mezzanine level (Figure 4c). One entrance is in the northeast corner (NE 1<sup>st</sup> Street façade) and another in the southwest corner (E Main Street façade) (Photo 15). A smaller staircase to the mezzanine level extends from an interior retail space in the northeast portion of the building, and a ramp with original railing (Figure 9a) leads up to the former mezzanine level from the first floor (Figure 4b-c). An elevator also accesses the second floor.

Although altered from its 1916-1922 design, the mezzanine level has apartments around the perimeter of this floor, and an open area for the six skylights and light well are positioned in the interior core. There are some storage units in the center core, but much of the area is either open or used for the light shafts. The outer ring of this floor has a number of residential apartments of varying sizes and layouts (Figure 4c). The hall corridor walls are plaster, painted white, and finished with a simple wide baseboard, and a decorative chair-rail molding. The baseboard and the chair-rail are finished with a mahogany-colored stain and varnish. The wood floors are varnished a similar color and are completely exposed in most places. The center section of the floor is not as worn, indicating historically, carpeting was in the center of the hall.

Originally, all the apartment entrance doors had transoms, but most have been covered with wood panels. Many of these doors have original wood screen doors (Photo 14). Some of the doorways have been sealed off when rooms were combined to create larger apartments (Figure 4c). The apartments on this floor are of varying sizes, but most retain key historic features including wood floors (some carpeted), original bathroom sinks and clawfoot bathtubs, painted kitchen cabinets with recessed inset panels, closets, porcelain kitchen sinks, and wide wood trim moldings around the windows and doors (Photo 16, 17, and 18). Some original light fixtures and door hardware are intact. Many of the larger apartments have built-in dressers, cabinets and bookcases in the dining rooms and/or bedrooms, and some retain the period linoleum. The manager's apartment, in the center of the north side of the second floor, is a larger unit (historic view, Figure 9b-c). Another apartment in the center of the floor has no exterior windows (Figure 4c). This room is adjacent to the ramp in the central core.

### Third Story (Upper Floor)

Two staircases, one on the northeast corner of the building and one on the southwest corner, access the third floor (upper level). The elevator is in the northeast corner. The third story is U-shaped in plan (Figure 4d). This plan type allows the interior apartments to have natural light from windows that face toward the center of the "U." Studio, one, and two-bedroom apartments line both sides of the hallway along the west, south, and east sides of the third floor (Photo 13). Smaller studio and one-bedroom apartments are generally located in the interior side of the "U."

The third story corridor is very similar to the second story (Photo 13). The plaster walls, painted white, are finished with a simple varnished baseboard. The hall's wood floors have been covered with wall-to-wall carpeting. The apartment doors have transom openings, but most have been covered over with wood panels. Some of the entrances retain the wood screen doors. Other doors have been sealed off to create larger apartments. Many of the apartments retain the original layouts, wood trim finishes, clawfoot bathtub, sinks and original kitchen fixtures, and built-in cabinets and bookcases. Large windows in each apartment illuminate the interior rooms. Two of the units are one-bedroom apartments with kitchenette and no bathroom. These rooms were economy rooms, historically serving a different cliental.

### **Alterations and Additions**

#### Alteration within the POS (pre-1957)

The original arched canopy over the central entrance on the south facade was probably removed around 1951 when the new storefront was built. The canopy located above the east entrance was probably removed during

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the same period. The finials on top of the pilasters extending above the parapet were removed, most likely during the historic period (Figure 8b). Windows were cut into the north wall when the apartments were built in the 1930s on the second floor. Interior alterations include converting the mezzanine level into apartments in the late 1930s, and changing the circulation pattern of the second floor. The basement was divided into numerous lockable storage areas in the 1940s and 1950s.

Alteration outside the POS (post-1956)

The majority of the ground floor storefronts on the south and east facades have been altered over the years to accommodate new businesses (some of the original doors and transoms remain intact). The original small-pent roofs, above each storefront opening, have been covered over with wood shingles. A new roof was installed and some of the windows and doors on the rear façade have been replaced. The original boiler heating system was discontinued in 1970s when electric baseboard heat was installed. The elevator was installed in 1959. New floors have been laid in some of the public spaces and modifications made to some of the apartment floors, ceilings, and walls.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

**Period of Significance**

1922 - 1956

**Significant Dates**

1916, Date Construction Began

1922, End of Construction

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

John Tourtellotte & Charles Hummel,

Architects

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The Period of Significance begins in 1922 with the completion of the building and ends in 1956 at the end of the Period of Significance defined in the MPD under which this buildings is nominated. Constructed from 1916 to 1922, the significance of the building spans three historic context *Railroad, Automobile, and Timber Boom, 1909-1928, The Great Depression and World War II, 1929-1945; and the Post War Resurgence, 1946-1956.* During this period, the building served as a downtown anchor and the changes to the building over time reflect the changing economic and social conditions of the City.

**Criteria Considerations (explanation, if necessary) N/A**



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The EM&M, erected from 1916 to 1922 in downtown Enterprise, Oregon, is significant at a local level under Criterion A in the area of Commerce for its contribution to the commercial development of downtown providing retail spaces and residential housing for area residents. The EM&M is also significant in the area of Architecture as an excellent example a Commercial-style, two-part commercial block building type that retains architectural integrity. The EM&M meets the registration requirements for commercial buildings established in the MPD, *Historic Resources of Downtown Enterprise, 1888-1956* under Section F-1. The Period of Significance begins in 1922 when the building is completed and ends in 1956, at the end of the historic period defined in the MPD. The significance of the building spans three historic contexts: *Railroad, Automobile, and Timber Boom, 1909-1928*, *The Great Depression and World War II, 1929-1945*; and *the Post War Resurgence, 1946-1956*. During this time, the EM&M Building was an important and prominent building in Enterprise, and the alterations to the building during the POS are reflective of the fortunes of the town.

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**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

The EM&M meets registration requirements for the NRHP outlined in the MPD under Criterion A in the area of Commerce. The EM&M is significant for its association with the Enterprise Mercantile & Milling Company, one of the first businesses in Enterprise instrumental in developing the downtown, and for its subsequent contribution to the local economy after the building ceased operations as a mercantile. Construction of the EM&M started during one of the town's most prosperous economic growth periods, when optimism was high for the community's continued growth. Started in 1916 and completed in 1922, the construction of the building parallels the boom period defined in the MPD as the *Railroad, Automobile, and Timber Boom, 1908-1928*, subsection, *The Eastern Oregon Lumber Company*. After the closure of the store in 1925, Wallowa County acquired the building for back taxes in the early 1930s, and invested in its rehabilitation to supply needed housing for residents displaced by the Great Depression and to recoup lost revenue. By the end of the Depression, the apartments and retail businesses were occupied. The use of the building for apartments and retail space brought more people downtown that frequented the downtown businesses, in turn helping the local economy. The history of the EM&M parallels the economies of the various historic contexts in the MPD.

The EM&M meets registration requirements for the NRHP outlined in the MPD under Criterion C in the area of Architecture as an excellent example of a two-part commercial block building type that has retail and professional space along the E Main Street and NE 1<sup>st</sup> Street storefronts, and apartments on the upper floors. Designed by the well-known architectural firm of Tourtellotte and Hummel, the classically inspired, Bowlby stone building with early-twentieth century American movement stylistic details displays salient characteristics of the two-part block buildings as described in Section F of the MPD, Registration Requirements. The EM&M's rectangular form, street frontage with an alley in the back, clear divisions between the public storefront first floor, regular fenestration on the upper stories, pilasters separating the storefront bays, high parapet, and flat roof are common characteristics of two-part commercial block buildings. Intact classical stylistic features include rusticated ashlar stone pilasters, full entablature with wide frieze board decorated with dentils, a projecting cornice, and multi-light windows between the bays. The three-story edifice is the largest commercial building in downtown, covering a quarter block, and retains a high degree of architectural integrity in its location, setting, feeling, design, association, materials, and workmanship. The storefront alterations do not preclude eligibility as defined in Section F-1, Registration Requirements for two-part block buildings.

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**Developmental history/additional historic context information** (if appropriate)

**The Island City Mercantile & Milling Company**

The Island City Mercantile & Milling Company (ICM&MC) began processing grain in the mid-1880s in Island City, near La Grande, Oregon, in the Grande Ronde Valley of Union County. At that time, Wallowa County was part of Union County, and the town of Enterprise had not been platted. The company built a general store and erected a flour mill that served the region. As the business grew, the company erected other mills in neighboring towns, including the settlement known as Franklin in Bennett Flats area of the Wallowa Valley.

In 1886, Robert F. Stubblefield platted the town named Franklin, and soon after the ICM&MC approached the founder and other area ranchers with a proposition to help develop the new town by building a mill in the plat in exchange for free land. Stubblefield accepted the offer and sold the choicest property, Block 21, to the ICM&MC for one dollar. Prairie Creek was near the ICM&MC property, an essential feature to the operation of the flour and planing mill. Stubblefield noted the mill on the plat map of the town, later renamed Enterprise.<sup>4</sup>

In July of 1887, the ICM&MC received the deed for Block 21 (between SW 2<sup>nd</sup> & SW 3<sup>rd</sup> on Greenwood), and in December, incorporated the Enterprise Flouring Mill with a capital stock of seven thousand dollars.<sup>5</sup> The company made good on its promise by erecting a \$14,000 flour mill, the first businesses in town along with the company's new mercantile store (Figure 7). The same year, the town of Enterprise was officially incorporated, and had a bank and school. To attract more businesses, the community leaders gave away downtown lots to anyone that would construct a commercial business. Numerous new businesses were established as a result. The ICM&MC continued to expand to neighboring settlements, building a store in Wallowa, about eighteen miles northwest of Enterprise. The ICM&MC made their profit from capital investment revenue, sales of improved properties, and store and mill sales.<sup>6</sup> By the late 1880s, the ICM&MC decided to divest themselves of the flour mill business, and sold the mill and store to a group of Enterprise investors and business leaders who formed the Enterprise Mercantile & Milling Company (EM&M).

**Enterprise Mercantile & Milling Company**

In 1893, George W. Hyatt, G.S. Reavis, Albert Reavis, the Steels, and J. F. Bater were among the organizers of the EM&M Company. Hyatt, a major investor, started as a clerk in his father's retail business in West Unity, Ohio, where he was born in 1863. After moving to Enterprise in the late 1880s, the ICM&MC hired Hyatt as their bookkeeper. He soon was promoted to assistant manager, and finally manager. After the ICM&MC sold to the newly organized EM&M Company, Hyatt became a major promoter of the business, working from a brick mercantile store on the northwest corner of N River and W Main streets.<sup>7</sup> By the early 1890s, the EM&M had purchased the ICM&MC flour mill on Greenwood Street, one of the largest mills in the region, where farmers brought their wheat into town to sell or trade.

The EM&M became one of the most successful early businesses in Enterprise, and became one of the largest mercantile companies in Eastern Oregon. Demand for Enterprise flour grew as more people moved into the town and surrounding area. By 1907, the mill was working eighteen hours a day trying to meet demand.<sup>8</sup> By this time, Hyatt had purchased the stock holdings of the Reavis brothers, J.F. Bater, and the Steels, giving Hyatt controlling interest. Hyatt continued to build the business. By the early 1910s, the Enterprise EM&M

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<sup>4</sup> Refer to the MPD, Section E, *City of Enterprise* for a more indepth discussion of the founding of the town.

<sup>5</sup> Irene Barklow, *The Forgotten Grist and Flour Mills of Wallowa County, Oregon: A History of the Eight Grist or Flour Mills That Have Operated in Wallowa County, Oregon*. Wallowa, OR: Enchantments Publishers of Oregon, 2001, 16.

<sup>6</sup> Barlow, p. 16

<sup>7</sup> The original brick EM&M store, erected in 1888, burned in the mid-1900s.

<sup>8</sup> *Wallowa Chieftain*. "Mill Business Growing." November 7, 1907.



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store handled dry goods, notions, groceries, clothing, hardware, and agricultural implements.<sup>9</sup> The company also sold grain, lumber and hay along with operating the productive flour mill.

The success of the business corresponds with the biggest building boom in Enterprise's history. The Eastern Oregon Lumber Company constructed a mill in 1914 adjacent downtown and started logging in the nearby mountains. Several new businesses were erected in downtown during this time.<sup>10</sup> This boom period motivated EM&M owner George Hyatt to begin planning for a larger mercantile building.

### **The EM&M Company's New Building**

Hyatt's wanted to construct the largest, most well designed mercantile businesses in Eastern Oregon. In 1915, he hired architects John Everett Tourtellotte and Charles Frederick Hummel to prepare plans for the new building that would cover a quarter of a city block (Figures 3 and 5). The site was on a prominent corner lot at NE 1<sup>st</sup> and E Main streets, directly across from the Wallowa County Courthouse, and adjacent to the post office and Enterprise Hotel. Tourtellotte and Hummel, both well-known architects in Idaho and Oregon, also designed the Douglas County Courthouse, Idaho State Capital, and Lithia Springs Hotel in Ashland.<sup>11</sup>

Touted as the "largest and most complete retail mercantile in eastern Oregon," the new EM&M cost an estimated \$45,000.<sup>12</sup> The final plans depicted a three-story building made of stone and concrete with the mercantile on the ground floor, mezzanine level with offices on the second floor, and sleeping rooms on the third floor (Figures 6 and 7a). The article also reported that a connection with the Enterprise Hotel to the west might be established to supply extra rooms for the hotel as well as a cost saving shared heating system.<sup>13</sup>

Hyatt "had the ambition to see a great department store established," and began quarrying blocks from the nearby Bowlby stone quarry in October 1915.<sup>14</sup> The volcanic tuff rock was unique material; it could be easily sawn into shapes when wet, and when dried, hardened into a solid building block. One stone block for the building reportedly weighed more than 4,000 lbs., the largest ever cut at the quarry. The stones were stacked on Hyatt's lot, ready for construction over the winter. The excavation began in 1916, and in September, slight modifications to upper floor plans were made to accommodate hotel rooms, offices, and use by a local fraternal organization. Walls were erected in the winter of 1916-17; however, work on the interior was halted due to the high costs of material and labor when the United States entered World War I. In addition, Hyatt began another project, the remodeling of the EM&M Company flour mill. Flour was in demand to help feed the troops during the war, so Hyatt refocused his energies on increasing production at the mill after replacing old machinery with finest quality equipment of the period. This change was expected to double the milling capacity. In the first six days of continuous operation, 146 barrels of flour were produced daily. Hyatt sent samples to many dealers and was rewarded with more orders than could be filled.<sup>15</sup> The mill, employing five people full time, was one of the largest businesses concerns in the county during this period.

Work on the EM&M Building did not resume until after World War I ended. In 1919, construction began again when the plumbing and steam fittings were installed, and the boiler equipment was finished. Reportedly, the boiler was connected through the basement to the Enterprise Hotel, on the west end of the block, and supplied heat to the hotel. After the utilities and wiring were installed, work began on the interior walls and woodwork. By July 1919, the plasterwork was underway on the upper floors and the ground level flooring installed. The *Enterprise Record Chieftain* reported in August 1920 that departments had moved to the new EM&M location.

<sup>9</sup> Joseph Gaston, *The Centennial History of Oregon, 1811-1912* (Chicago: S.J. Clarke Publisher, 1912).

<sup>10</sup> Refer to the MPD, Section E, *Railroad, Automobiles and Timber Boom, 1908-1928*, for a more indepth discussion of this prolific boom period.

<sup>11</sup> After completing the design for the EM&M, Tourtellotte and Hummel received other contracts in Enterprise including the new Keltner Building (1916), the Enterprise High School (1917), and additions to the Wallowa National Bank (1917) and the Enterprise Hotel (1917) (see separate section on the architectural firm).

<sup>12</sup> *Enterprise Record Chieftain*, "Plans Drawn for Great New Building for the E M&M Co." p. 1. *The Oregonian*. "Enterprise is Busy." September 3, 1916, p. 12.

<sup>13</sup> *Oregonian*. Hyatt was part owner of the Enterprise Hotel.

<sup>14</sup> *Enterprise Record Chieftain*, "Huge Stone Blocks Quarried For Proposed E. M. & M. Store, October 28, 1915, p. 1..

<sup>15</sup> *Oregonian*. "NEW MILL GRINDS 878 LBS. IN WEEK," January 10, 1918, p. 1.



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It is unclear what delayed the move into the upper floors, but in the early months of 1922, the *Chieftain* again reported the EM&M would be "ready for occupancy."<sup>16</sup> But on August 31, 1922, the *Enterprise Record Chieftain* stated that the building was almost entirely empty. The Brownie Stationary Company advertised that they were the only retail operation in the building. Other businesses began moving into the new building in December of 1922 (Figure 7c). The new EM&M was finally completed for a cost of \$120,000 six years after construction began.

The EM&M was advertised as the largest mercantile store between Portland and Boise, selling everything from farm equipment to the latest Portland fashions. Implements were set outside on the sidewalk, and tractors and other merchandise were stored in the large basement (Figure 8b-d). Although the store was completed and filled with the latest merchandise, the company could not sustain itself. Hyatt started liquidating some of his other assets two years after completing the EM&M building, and in 1924, he sold the Enterprise Four Mill.<sup>17</sup> Even after selling the mill, the profits from the sale could not satisfy the creditors to help the EM&M stay afloat. The economic hardships felt by Hyatt, paralleled the economic downturn in the city and county. The areas' successful logging operations were reduced production as the price of lumber continued to fall, the agriculture industry declined, businesses downtown closed, and others scaled back operations.<sup>18</sup>

The EM&M closed in October of 1925 when a lawsuit was served citing the company owed creditors \$1,200. Despite the lawsuit, Hyatt was adamant about reopening the store as soon as possible. Even though creditors held the building, Hyatt was able to rent space from them to operate an abbreviated business with a stock of goods under his own name. This did not last long as the EM&M Company was forced into bankruptcy, and a "bankruptcy sale" was scheduled to repay creditors and raise the capital needed to stabilize his business.<sup>19</sup>

Despite the sale, Hyatt never had the opportunity to restart his business. According to the April 7, 1927 *Enterprise Record Chieftain*, Hyatt died in his EM&M office early in the morning while working late on the store's accounts, and "apparently had been stricken as he stood at the desk." An employee, M. H. Tucker, and Hyatt's son discovered the body shortly before the store was to open for the day. The local coroner, doctor, and sheriff were called, concluding that he had "been the victim of a sudden attack of apoplexy or other affliction of the heart and had fallen and never recovered consciousness." His death was partly attributed to the "fact that for the past few years he had borne a load of anxiety and sorrow that few men could carry."<sup>20</sup>

The community mourned the death of Hyatt, one of Enterprise's most prominent businessmen. He had served as president of the Wallowa National Bank, was twice elected Enterprise's mayor, and a member of the school board and the Oregon State Retailers Association's Executive Committee, was a one-term president of the Implement & Hardware Dealers Association, and a member of the Pacific Northwest Tourist Association. Hyatt was also the 1921 Republican Representative for Union and Wallowa counties in the Oregon State House of Representatives, and an active member of the Presbyterian Church, and the Knights of Pythias. Upon his death, his wife, Allie Blevans, and their two sons, Robert and Weldon mourned his passing.<sup>21</sup>

Hyatt's 21-year old son, Weldon, returned to Enterprise to manage his father's estate, and take care of his brother, Robert, who was attending Enterprise High School. Weldon administered the assets and liabilities of the estate with the help of advisors and friends. There was drawn out litigation between Hyatt's company and the county before Wallowa County foreclosed on the building, and obtained a quit claim deed. The property was transferred into City ownership prior to 1934.

<sup>16</sup> *Enterprise Record Chieftain*, "EM&M Building Will be Ready for Store Use by Early Summer" February 16, 1922, p. 1.

<sup>17</sup> The Enterprise Flour Mill burned in 1926 and was never rebuilt.

<sup>18</sup> Refer to the MPD, Section E, *Railroad, Automobiles and Timber Boom, 1908-1928, The Gradual Decline* for a more in-depth discussion

<sup>19</sup> *Enterprise Record Chieftain*, "Store Jammed at M & M Sale," February 25, 1926, p. 1.

<sup>20</sup> *Record Chieftain*. "George W. Hyatt Passes While Working in Office," April 7, 1927, p. 3.

<sup>21</sup> Charles Clarence Chapman, *Oregon Voter; Magazine of Citizenship, Volume 24, No. 1* (Portland, Or: C.C. Chapman Publishe, nd) 81.

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## City and County Intervention

After the Eastern Oregon Lumber Mill closed its operations in Enterprise in 1928, and the Great Depression began in 1929, Enterprise residents, like the rest of the nation, struggled to keep their businesses open and care for their families. Many of the stores in downtown, like the EM&M, were forced into foreclosure due to outstanding loans and back taxes. Vacant buildings stood in downtown as people moved away seeking jobs in larger cities.<sup>22</sup> Many of the buildings were abandoned and fell into disrepair including the massive EM&M building. For a time, the city was in charge of the abandoned EM&M; however, Wallowa County soon took over ownership.

A 1934 report titled, "*Survey of the Financial Situation of the City of Enterprise, Oregon*" chronicled the conditions of the downtown, residential areas, and various industries in the Wallowa Valley and Enterprise. The report declared the EM&M in terrible disrepair (Figure 9a-c). At this time, the mezzanine level was still open to the ground level department store, which had only empty shelves and vacant retail spaces. The plaster ceilings of the mezzanine and store levels were falling off in large patches (Figure 9a). The roof was practically non-existent and the interior of the building was "a wreck."<sup>23</sup> The manager's apartment, which had been finished with leaded glass bookcases and cupboard doors, hardwood floors, and a corner fireplace, was covered in ceiling plaster and the hardwood floors were ruined by moisture from the failing roof (Figure 9b-c). Other apartments were in worse condition.

"Tear It Down" was the title of the editorial found in the June 27, 1935 edition of the *Enterprise Record Chieftain*. The editorialist could find no good reason for the county to keep the "white elephant" that devalued the entire town. The Chamber of Commerce held a special meeting about the future of the building. The subject was debated, with many participants supporting retention of the building and equally as many wanting to see it torn down. In the July 4, 1935, *Enterprise Chieftain Record*, prominent businessman J.A. Burleigh stated: "It was a monstrosity and it always was. It was a silly design and badly constructed. It was not designed for any particular purpose. . . It is poorly built and in time will collapse."

A month later, Wallowa County took over ownership. Because so many people had lost their homes as a result of the Depression, there was a housing shortage. Renovating the building for apartment use would help along with preserving the building. The Chamber of Commerce members spoke for and against the County's decision in public meetings, but the county prevailed.<sup>24</sup> By building additional apartments on the mezzanine level, the county could rehabilitate the property without affecting other business interests. The first step in preserving the EM&M was to install a new roof. State Emergency Relief Administration (SERA) labor and county funds were used to complete the new roof.

The July 1935 Wallowa County Commissioner's meeting minutes recorded the first expenditures for the EM&M rehabilitation. During that year, the county spent about \$2,300 on the project for legal proceedings, materials, labor, and the services of a janitor, who maintained the property. Between 1936 and 1939, the county expended over \$15,000 on the repair and remodel of the EM&M.<sup>25</sup> Four apartments were built on the mezzanine floor by September of 1936. At that time, a lumber office on the first floor moved out and was replaced by the relief office.<sup>26</sup> A new apartment in the northwest corner of the mezzanine required windows to be cut through the north wall (back façade). By this time, the county began collecting income from the property, and in 1937, the building brought in \$5,000.<sup>27</sup> Some of the office and ground floor retail spaces were

<sup>22</sup> Refer to the MPD, Section E, *Decline, Depression, and WWII* for a more indepth discussion on the effects of the Depression on Enterprise.

<sup>23</sup> Chapman, p. 131.

<sup>24</sup> *Enterprise Record Chieftain*, "Big Building Discussed," July 4, 1935, p. 1.

<sup>25</sup> Wallowa County County Commissioner's minutes.

<sup>26</sup> *Record Chieftain*, "Apartments on Store Balcony," September 10, 1936, p. 1.

<sup>27</sup> *Record Chieftain*, "County Gains More Tenants," January 14, 1937, p. 8.



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rented by businesses such as A.A. Johnson's electric supply store. In March of 1937, the county offered about a half-dozen properties for sale, including the EM&M. No bid was received for the massive structure.

By 1939, Wallowa County had completed most of the rehabilitation and ready to be leased. In September, Pacific Power & Light moved its offices to the building, renting twice as much space for offices and merchandise as it had at its previous location. The power company also utilized storage space in the basement, which was accessible by the north-side vehicle ramp.<sup>28</sup> The original large, ground level mercantile space was divided into smaller retail spaces, "modern apartments" were constructed on the mezzanine floor, and additional apartments added to the third story. The *Enterprise Chieftain Recorder* reported in August of 1939, that the county received \$8,820 a year in rental income from the building. The county hoped that this amount of income would attract buyers.<sup>29</sup> In October of 1939, the county sold the building to Bruce Dennis for \$27,250 at a county auction.<sup>30</sup>

By May of 1940, Dennis leased the last available retail space, and newspaper accounts and tax records referred to the EM&M Building as the "Dennis Building" after the new owner. Dennis was a prominent rancher and owned over 10,000 acres of rangeland in the county. Born in 1874 in Kansas, he moved to La Grande in 1910 and purchased the *La Grande Evening Observer* newspaper, which he operated until 1925. He then moved to Portland, and later to southern Oregon where he bought the *Klamath Falls Morning News* and the *Klamath Falls Herald*. Dennis moved back to Eastern Oregon after he sold the newspapers in the 1930s and was active in regional politics, serving two terms in the Oregon State Legislature as a senator from Wallowa and Union counties. Dennis also owned and operated wheat ranches in Washington and Oregon, and a gold mine in Baker County, Oregon.<sup>31</sup> Dennis' ownership of the EM&M was short lived. In 1941, he traded the EM&M to Donel E. Courtney for a ranch, along with 2,600 acres of grazing land, and 1,600 ewes.<sup>32</sup>

### Courtney Apartments, Berland Apartments

The Courtneys gained full title to the building in March of 1943, when the city and county signed over all interest in the property.<sup>33</sup> The couple worked on the property for eight years and built several additional apartments, making a total of 36 rental units, all occupied with people who had anxiously waited for apartment openings. After World War II, soldier's returned from the war, married, and started families, and new people moved into Enterprise to live and start businesses. The post-World War II boom period had begun.<sup>34</sup> The former EM&M building, now known as the Courtney Apartments, was an active and vital part of downtown, and provided a large portion of the retail and professional offices downtown. The storefronts were full of tenants, and the apartments served the housing needs after World War II. By the end of the 1940s, the downtown had regained the vitality it had enjoyed almost 35 years before.

The Courtneys sold the property on a contract in April 1949 to Kelsay E. and Floris Berland.<sup>35</sup> The new owners were established cattle ranchers in Wallowa County and sold their ranch to purchase the Courtney Apartments. Two months later, in a news report about P.P.&L. remodeling the central storefront, the structure was referred to as the Berland Building. Soon after, the Berlands purchased undeveloped lots directly to the north, intending to build a garage for their tenants.<sup>36</sup> In 1951, the deed was officially recorded, showing that the Courtney's sold the building to the Berlands for ten dollars and other considerations.<sup>37</sup> The Berland

<sup>28</sup> *Record Chieftain*, "P.P.&L. Moves Office To EM&M Building," September 1, 1938, p. 1.

<sup>29</sup> *Enterprise Chieftain Recorder*, "Building Full, Sale Possible," August 17, 1939, p. 1.

<sup>30</sup> *Chieftain Recorder*, "Pays \$27,250 For Building," October 5, 1939 p. 1.

<sup>31</sup> *Wallowa County Chieftain*, "Bruce Dennis Obituary," June 21, 1949, p. 1.

<sup>32</sup> *Enterprise Chieftain Recorder*, "Ranch Traded for Building," April 3, 1941, p. 1; Bruce Dennis continued to live in Eastern Oregon until his death on July 12, 1949.

<sup>33</sup> Wallowa County Deed Records, Book 55, pages 25-28.

<sup>34</sup> Refer to the MPD, Section E, *Post World War II Resurgence* for a more indepth discussion on the boom period and the housing storage.

<sup>35</sup> *Wallowa County Chieftain*, "Kelsay Berland Acquires Courtney Apartment Building," April 28, 1949, p. 1.

<sup>36</sup> The garage was never built but a car dealership was constructed on the lot, now used as City Hall.

<sup>37</sup> Wallowa County Deed Records, Book 62, page 623.



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Apartments continued to fill a need in the community into the 1960s and 70s until Floris Berland sold the building to Al and Margery Noregaard in February of 1972.<sup>38</sup>

Noregaard signed a trust agreement for \$1.00 and other consideration with the First National Bank of Oregon as the mortgage holder.<sup>39</sup> The mortgage was paid off in October of 1978 with Margery Noregaard listed as the property owner.<sup>40</sup> The building stayed in the Noregaard family until 2001 when the property was sold to Foster Consolidated, Inc., who owned the building until 2006, when the property was sold to The Bowlby Group, LLC. The Bowlby Group, LLC transferred title to the EM&M Associates in 2008. The new association changed the name of the building back to the EM&M Company. The EM&M Associates are currently are in the process of rehabilitating the building. The EM&M has long been recognized as one of Enterprise's grandest buildings, once described as the most beautiful and complete retail store building in the Inland Empire. The building served the needs of the community in different capacities from its short-lived use as a mercantile store with housing above to an apartment building with multiple retail stores.

### **Other Bowlby Stone Buildings in Enterprise**

Bowlby stone was the most popular building material in the late 1800s and early 1900s in Enterprise. Locally quarried and easily cut, Bowlby stone was used on some of the earliest buildings in Enterprise. The EM&M Building is one of five, two-part block Bowlby stone commercial structures in downtown Enterprise. The other stone structures are the Bowlby Building, 1899; the Enterprise Hotel, 1903; Enterprise Fraternal Association Building, 1908; and the Burnaugh Building, 1918.<sup>41</sup> All these buildings retain architectural integrity as defined in the MPD, Section E; however, the EM&M is the most distinctive in form, scale, and size, unparalleled in Enterprise or Wallowa County, and is virtually intact on the exterior with the exception of storefront alterations.

### **Original Interior Floor Plan and Changes**

The original or historic period construction or architectural drawings were not located during the archival research. A few 1934 historic photographs, and two Sanborn Fire Insurance Maps (1917 and 1941) are the only visual records of the original interior layout (Figures 6, 9a-c, and 10).<sup>42</sup>

The basement was open in plan with designated areas dedicated to utilities and storage for the mercantile store. The steam heat boilers and the required fuel, initially coal, were located in the basement. Posts supported the basement ceiling; however, large areas of the basement were left open for storing and displaying agricultural implements too large to fit through the front doors. Wide service doors were located along the alley that led into the north portion of the first floor where the ramp led down to the basement.

The first floor was open in plan with a two-story ceiling and skylights. An open mezzanine extended around the west, north, and east sides (Figure 10). The mezzanine is evident on the 1917 Sanborn Fire Insurance Map. One historic photograph from 1934 shows the mezzanine has a row of upper half-glass, walled offices lining the north wall (Figure 9a). Wood railings with heavy newel posts line the mezzanine and the wide ramp leading down from the center to the first floor. By the late 1930s, the mezzanine and open first floor plan were altered (Figure 10). This occurred when the second story apartments were added to the mezzanine and the first floor was divided into several individual stores and offices. Most of the third floor remained intact.

Two historic photographs from 1934 show the interior of a third floor apartment (Figures 9b and 9c). The Sanborn Fire Insurance Maps verify the current plan; a U-shaped third floor extending around the west, south, and east sides with skylights in the second story roof illuminating the expansive showroom on the first floor.

<sup>38</sup> Deeds, Book 79, page 684.

<sup>39</sup> Deeds, Book 81, page 292.

<sup>40</sup> Deeds, Book 89, page 110.

<sup>41</sup> The Burnaugh building is currently listed in the National Register.

<sup>42</sup> Many newspaper articles make references to interior features, but these are often difficult to parse except when the reference is substantiated by the historical record.

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Newspaper accounts allude to rooms on the upper floor to be used as an annex for the Enterprise Hotel. Access to the upper floors was by staircases in the southwest and northeast corners of the building. Rooms along the exterior walls had the façade windows for light; rooms around the skylight roof also had windows as large as the roof structure allowed. The lath-and-plaster walls, original doors, built-in cupboards and archways indicate much of the original fabric remains.

## Registration Requirements

The EM&M meets eligibility for the NRHP for listing under the *Historic Resources of Downtown Enterprise, 1888-1956 MPD* for its local significance under Criterion A in the area of Commerce and under Criterion C in the area of Architecture. Below is a discussion of the general and specific registration requirements set forth in the MPD Section F1 under two-part commercial block building that pertains to the EM&M.<sup>43</sup>

### Commercial Property Building Type

Registration Requirements: To be eligible for listing under this property type a building must: a) be located within the geographic area defined in Section G; b) have been originally used for a commercial purpose or converted into such use during the historic period; and c) have been built between 1888 and 1956. The EM&M meets these general registration requirements as it is located in the downtown, used for its historic function as a commercial building, and was built between 1916 and 1922 within the MPD POS.

To be eligible under Criterion A in the area of Commerce, a two-part commercial block building must retain a strong association with growth and development of commerce in Enterprise, retaining a high degree of integrity of location, setting, feeling, and association. Completed in 1922, during the historic context *Railroad, Automobile, and Timber Industry Boom: 1908-1928*, the EM&M represents the range of economic activity and products typically necessary for small town life. The mercantile business originally housed in the EM&M did not survive the economic downturn of the 1920s that led into the Great Depression. However, the stone building was saved from demolition in the mid-1930s by the county, adding apartments to the mezzanine level and retail spaces to the first floor. The rehabilitation provided needed housing for the Depression era economy and the Post-World War II housing shortage. The EM&M was eventually sold by the county, and became known as the Courtney Apartments, and later the Berland Apartments.

To be eligible under Criterion C in the area of Architecture, resources must retain a high level of integrity of materials, design, workmanship, and stylistic features along with integrity of location, design, setting, and feeling. These original elements typically identify age and architectural characteristics, and must be present to be eligible under Criterion C. A two-part block commercial building, the EM&M reflects the basic elements of the type in its three-story height, stone construction, rectangular form that covers the entire tax lot, Main Street frontage with an alley behind, regular fenestration, and visual separation between the public first-story and the more private upper stories using banding between the bays. The EM&M retains its stylistic elements in its full entablature with projecting parapet, wide frieze board capped with dentils, bands of multi-light windows, and small pent roofs over the storefront openings. The stone pilasters between the bays have classical detailed capitals, and heavier stone bases. As designed, the EM&M retains some of the historic storefront configuration including low bulkheads, recessed entrances, large windows, and entrances location and doors. Over the years, the mercantile storefront has been changed to meet the needs of new businesses. These types of changes are common on two-part block commercial buildings in Enterprise, are often alterations from the historic period, and do not preclude eligibility.

### Evaluation of Significance

<sup>43</sup> Reference Section F-1 *Historic Resources of Downtown Enterprise, 1888-1956 MPD* for a more in depth discussion of two-part block commercial buildings.

Enterprise Mercantile & Milling Company Building

Name of Property

Wallowa Co., OR

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*Criterion A*

Under Commerce as defined in the MPD, Section F-1 *Significance*, the EM&M is significant for its strong association with Enterprise's early development, boom period, rehabilitation by the county during the Depression, and commercial expansion after World War II as noted in the historic contexts Section E of the MPD. Spanning three historic contexts, from 1922 to 1956, the EM&M played an important part in the economic lives of Enterprise residents, and contributed to the vitality of the downtown economy. Additionally, the EM&M is the last remaining structure in Enterprise associated with the milling company that invested in the early settlement and promoted the development of Enterprise as the economic and governmental hub of Wallowa County.

*Criterion C*

Under Architecture as defined in the MPD, Section F-1 *Significance*, the EM&M is significant as an excellent example of a two-part commercial block building that retains architectural integrity and stylistic details of the original design. A Commercial-style building with classical overtones influenced by Early-Twentieth Century American Movements, the EM&M was designed by the well-known Oregon and Idaho architectural firm of Tourtellotte and Hummel and built using locally quarried Bowlby stone and concrete. The EM&M is one of five two-part block commercial buildings made of stone that retain the basic elements of the style; however, the EM&M is the largest of any local examples of this type.

Evaluation of Integrity

To be eligible under in the area of Commerce, a two-part commercial block building must retain a strong association with growth, development, and expansion of commerce in Enterprise as the commercial center of Wallowa County. The EM&M meets this criterion for its prominence in downtown that spanned a 40-year period over three historic contexts defined in the MPD. As detailed in Section 7, the EM&M retains a high degree of integrity of location, setting, feeling, and association.

To be eligible under in the area of Architecture, a two-part commercial block building must retain a high degree of exterior integrity of design, material, and workmanship to convey the historic period and the building's original design intent. As described in the description of the EM&M above, the building retains a high degree of architectural integrity as detailed in Section 7. Alterations to storefronts do not in themselves preclude eligibility.



Enterprise Mercantile & Milling Company Building  
Name of Property

Wallowa Co., OR  
County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*An Illustrated History of Union and Wallowa Counties.* Western Historical Publishing Company, 1902.

Barklow, Irene. *The Forgotten Grist and Flour Mills of Wallowa County, Oregon: A History of the Eight Grist or Flour Mills That Have Operated in Wallowa County, Oregon.* Wallowa, OR: Enchantments Publishers of Oregon, 2001.

Chapman, Charles Clarence. *Oregon Voter; Magazine of Citizenship.* Portland, OR: C.C. Chapman Publisher, Volume 24, No 1. 81.

*Enterprise Chieftain Recorder.* "Son Manages Hyatt Estate," April 14, 1927; "Office Rented by Auto Lines in EM&M," February 26, 1931; "Building Full, Sale Possible," August 17, 1939; "Pays \$27,250 For Building," October 5, 1939; "McClay to Move Up Main Street: Rents Last Room in Dennis Building," May 30, 1940; and "Ranch Traded for Building," April 3, 1941.

*Enterprise Record Chieftain,* "Huge Stone Blocks Quarried For Proposed EM&M Store," October 28, 1915; "Plans Drawn for Great New Building for the M&M Co." May 5, 1916; "New EM&M Flour Mill Nearly Ready to Start," November 8, 1917; "New Mill Grinds 878 lbs. In Week," January 10, 1918; "Work Resumed on Interior of New EM&M Building," December 26, 1918; "EM&M Building Will be Ready for Store Use by Early Summer" February 16, 1922; "Store Jammed at M M Sale," February 25, 1926; "George W. Hyatt Passes While Working in Office," April 7, 1927; "Tear It Down," June 27, 1935; "Big Building is Discussed," July 4, 1935; "Apartment on Store Balcony," September 10, 1936; "County Gains More Tenants," January 14, 1937; and "Move To New Offices," May 27, 1937.

Gaston, Joseph, *The Centennial History of Oregon, 1811-1912.* Chicago: S.J. Clarke Publisher. 1912.

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*Wallowa County Chieftain.* "Kelsay Berland Acquires Courtney Apartment Building," April 28, 1949; "Bruce Dennis Obituary," June 21, 1949.

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*Wallowa County Reporter.* July 10, 1919.

Waterleaf Architects. "Building Evaluation Report for the Enterprise Mercantile & Milling Company Building," 2003.

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Enterprise Mercantile & Milling Company Building  
Name of Property

Wallowa Co., OR  
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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Enterprise Chieftain Review Archives

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>11</u>	<u>478348</u>	<u>5030289</u>	3	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>                    </u>	<u>                    </u>	<u>                    </u>	4	<u>                    </u>	<u>                    </u>	<u>                    </u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area includes Tax Lot 2100, further defined the east 9" of the south 40' of Lot 7 and all of Lots 8, 9, 10, 11, and 12 in Block 4 in the Original Town of Enterprise, Township 2S, Range 44E, Section 2. The EM&M Building encompasses the entire tax lot.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated area encompasses the entire tax lot that has been the historic boundary for the property since the building was erected.

**11. Form Prepared By**

name/title Adrienne Donovan-Boyd and Sally Donovan

organization Donovan & Associates date June 30, 2011

street & number 1615 Taylor Street telephone (541) 386-6461

city or town Hood River state OR zip code 97031

e-mail Sally@donovanandassociates.net

Enterprise Mercantile & Milling Company Building  
Name of Property

Wallowa Co., OR  
County and State

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Enterprise Mercantile & Milling Building

**City or Vicinity:** Enterprise, Oregon

**County:** Wallowa                      **State:** Oregon

**Photographer:** Sally Donovan and Adrienne Donovan-Boyd

**Date Photographed:** Summer 2010; Fall 2010

**Description of Photograph(s) and number:**

- Photo 1 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0001  
The south façade of the building, looking northeast across E. Main Street.
- Photo 2 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0002  
Context view of NE 1st Street showing the east facade of the EM&M Building on the left,  
and the IOOF Hall and Enterprise Carnegie Library on the right, looking north.
- Photo 3 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0003  
The east and north façades, looking southwest.
- Photo 4 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0004  
The building's east facade with the Wallowa County Courthouse in the background,  
looking southwest.
- Photo 5 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0005  
North façade and the alley behind building, looking west.
- Photo 6 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0006  
West façade, looking southeast.
- Photo 7 of 18:            OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0007  
Detail of cornice and pilaster on the east corner of the south facade.



Enterprise Mercantile & Milling Company Building  
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**Photos Continued**

- Photo 8 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0008  
Detail of the original entrance bay in the center of the south façade, looking north.
- Photo 9 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0009  
Detail of north façade window and stone, looking south.
- Photo 10 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0010  
Interior basement corridor.
- Photo 11 of 18: OR\_WallowaCounty\_M&MBuilding\_DowntownEnterpriseMPD\_0011  
Detail of elevator machinery first floor, looking east.
- Photo 12 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0012  
Detail of historic ramp leading from the ground level to the mezzanine level,  
looking north.
- Photo 13 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0013  
Interior hall view on third floor, looking north.
- Photo 14 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0014  
Typical wood screen door on outside of apartment doors, second floor.
- Photo 15 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0015  
Stairway in northeast corner of the third floor, looking southeast.
- Photo 16 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0016  
Detail of built-in kitchen cabinets and fixtures.
- Photo 17 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0017  
Detail of the built-in bedroom cabinetry in a third floor one-bedroom apartment.
- Photo 18 of 18: OR\_WallowaCounty\_EM&MBuilding\_DowntownEnterpriseMPD\_0018  
Detail of third floor apartment bathroom sink.

---

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

name Enterprise Mercantile & Milling Associates LLC

street & number 107 1/2 E Main Street telephone N/A

city or town Enterprise state OR zip code 97828

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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

## National Register of Historic Places Continuation Sheet

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Enterprise Mercantile & Milling Building
Name of Property Wallowa Co., Oregon
County and State Historic Resources of Downtown Enterprise, 1888-1956
Name of multiple listing (if applicable)

### List of Figures

- Figure 1: Topographic Map of Enterprise
- Figure 2: Tax Lot Map
- Figure 3: Site Map
- Figure 4:
- a. Basement Floor Plans.
  - b. First Floor Plan.
  - c. Second Floor Plan
  - d. Third Floor Plan
- Figure 5: Sanborn Fire Insurance Map updated 1941
- Figure 6: Sanborn Fire Insurance Map Drawings of EM&M Building 1917 and 1941
- Figure 7:
- a. Newspaper Article, 1916
  - b. Newspaper Article, 1918
  - c. Newspaper Advertisement, 1922
  - d. Newspaper Article, 1935
- Figure 8:
- a. Historic Photograph Main Street, c. 1917
  - b. Historic Photograph Main Street, c. 1918
  - c. Historic Photograph EM&M Building, c. 1918
  - d. Historic Photograph EM&M Building, c. 1924
- Figure 9:
- a. Historic Interior Photograph Store, 1934
  - b. Historic Interior Photograph Apartment, 1934
  - c. Historic Interior Photograph Apartment, 1934
- Figure 10: Conjectural drawing of floor plan changes

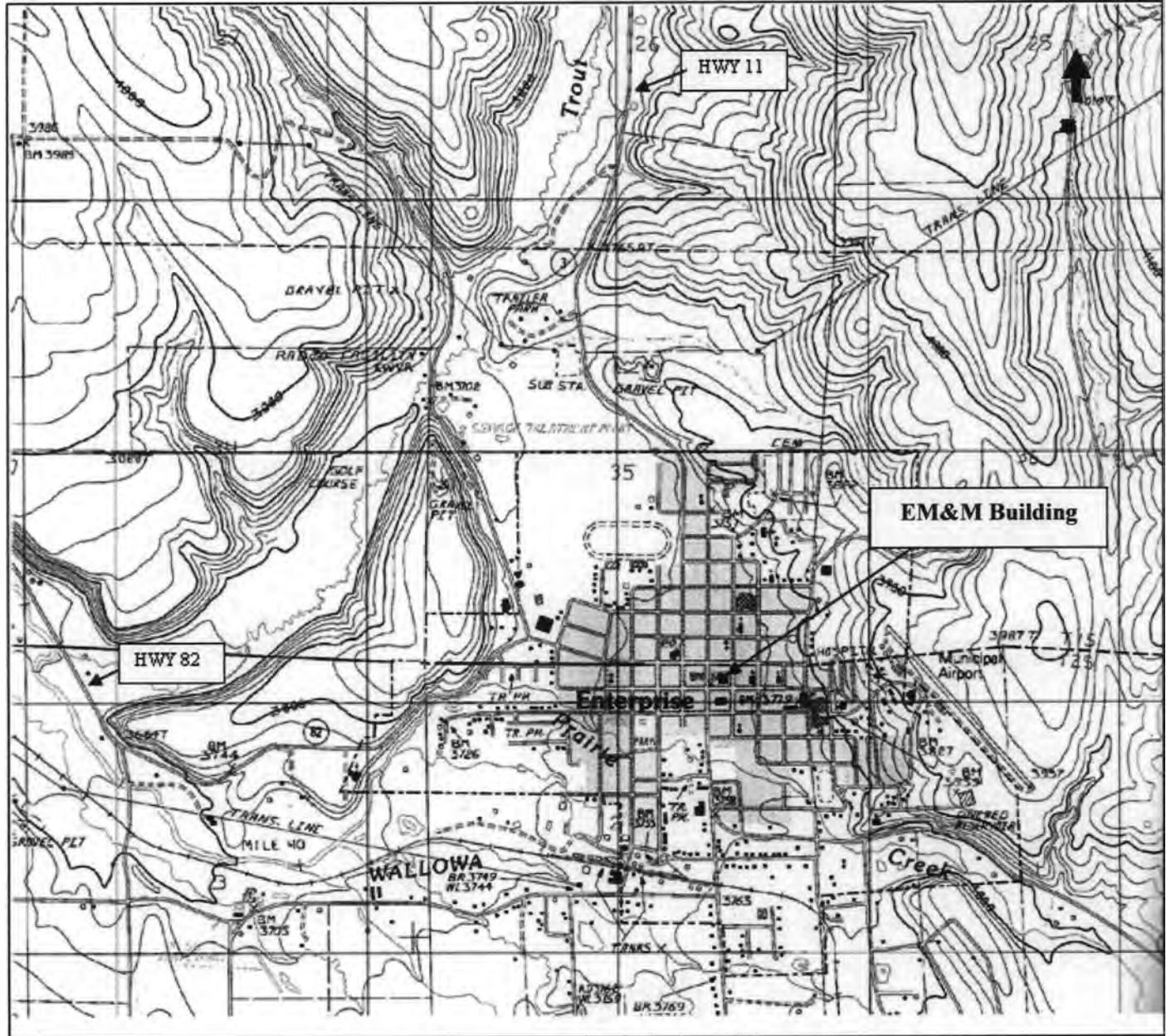
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Figure 1: USGS Topographic Map of Enterprise, Oregon, Enterprise Quadrangle





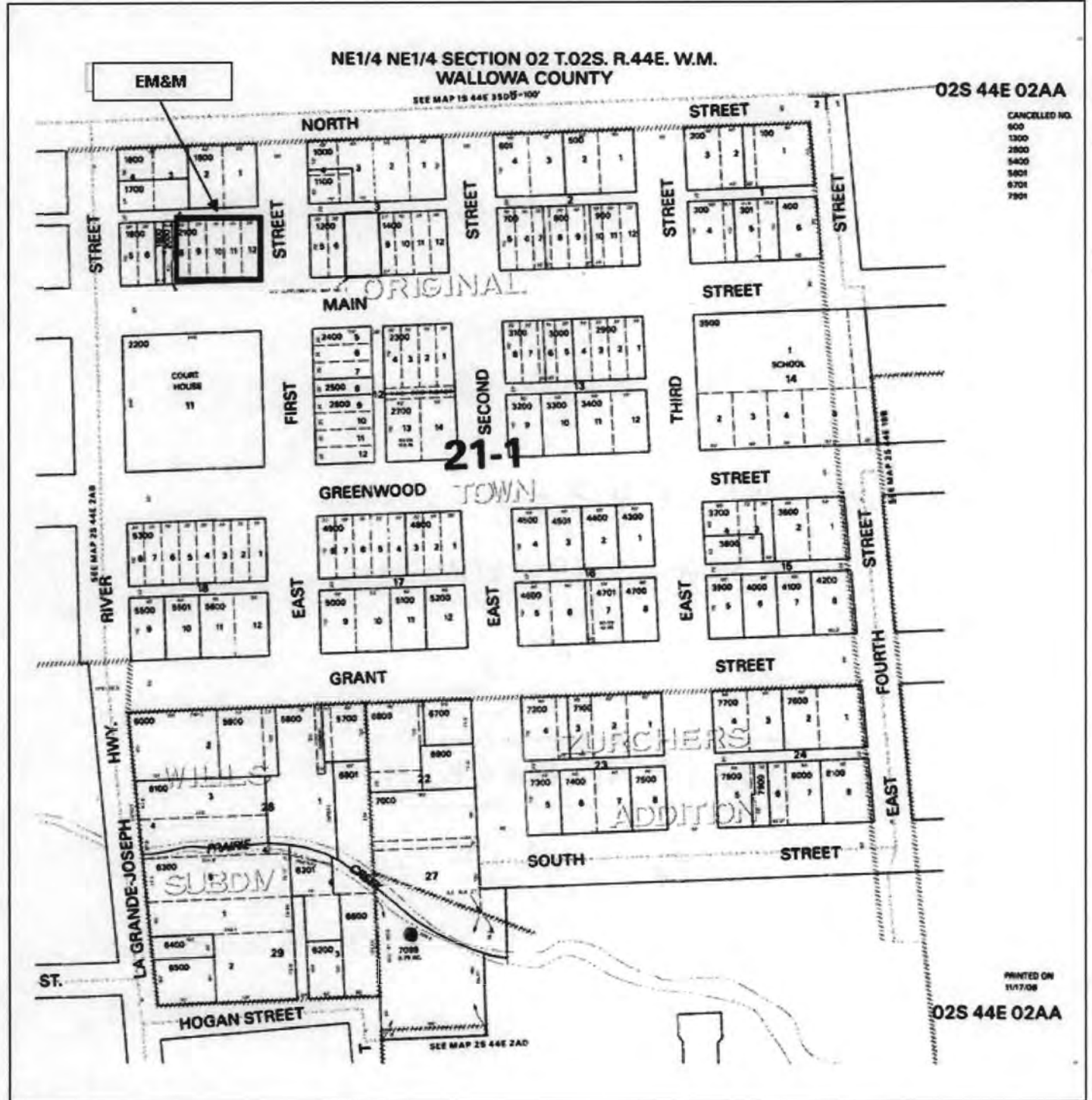
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Figure 2: Tax Lot Map



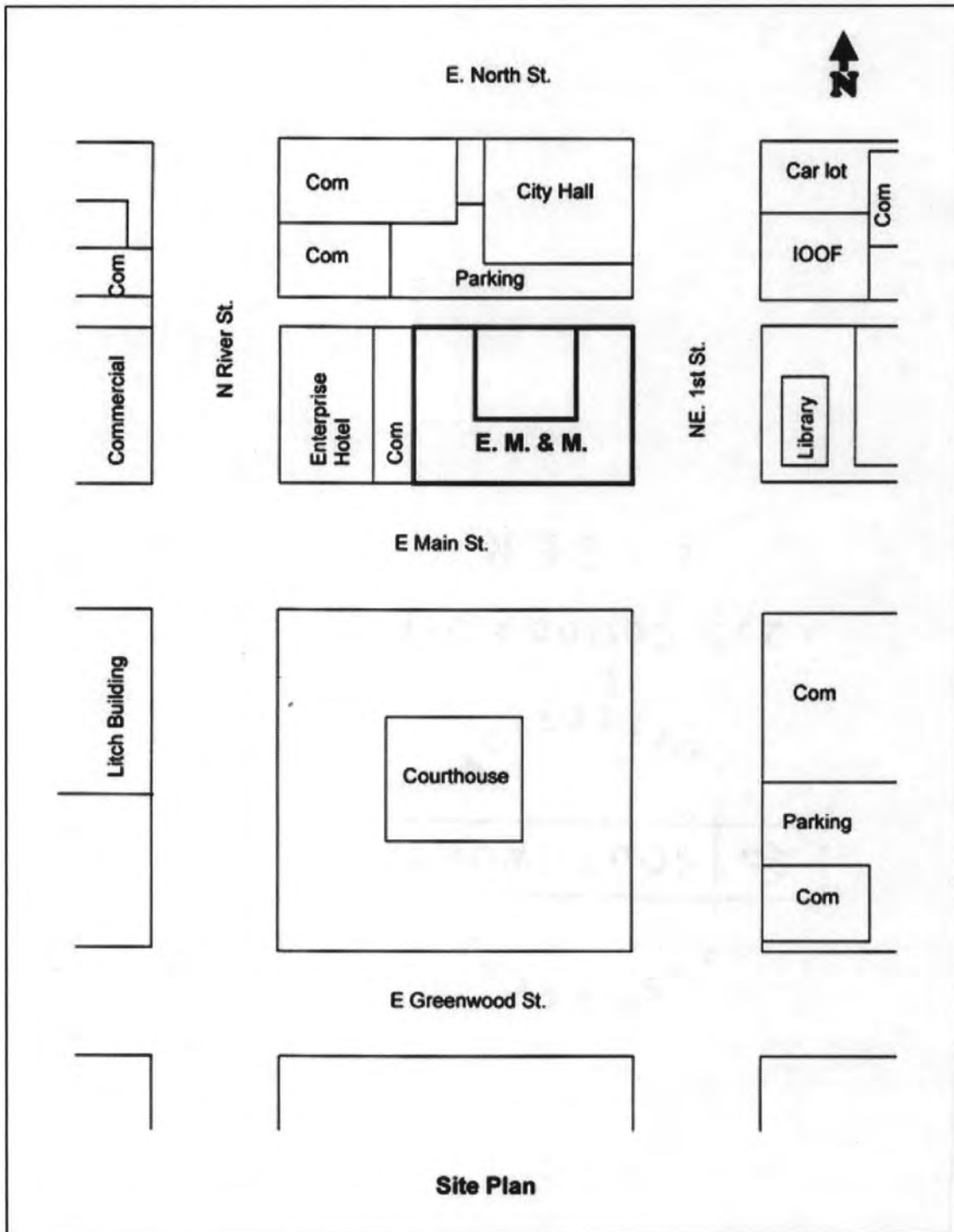
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Figure 3: Site Map showing EM&M Building in relation to the current City Hall and the historic Library, Courthouse, and Enterprise Hotel in downtown Enterprise



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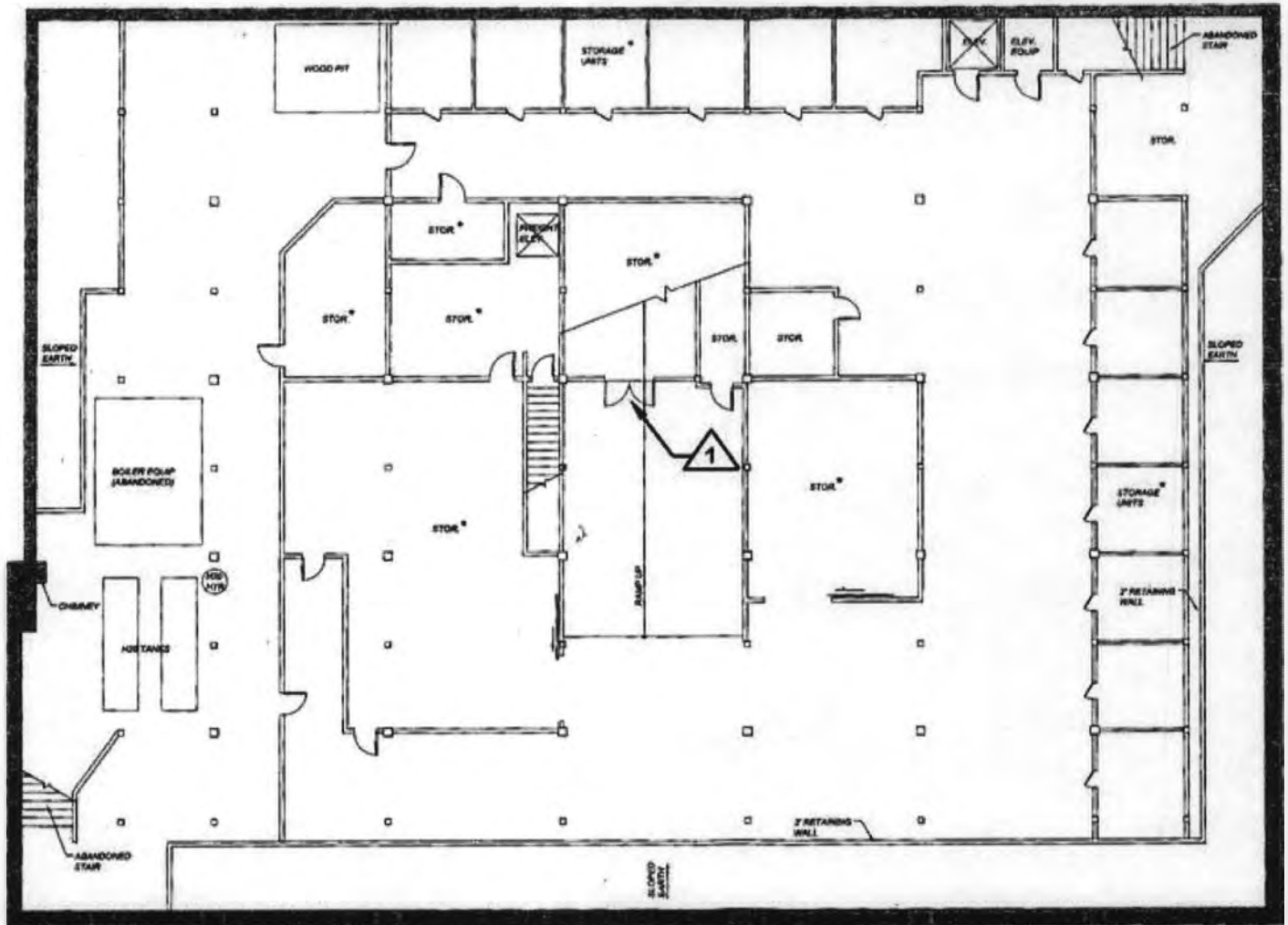
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Figure 4a: Basement Floor Plan

\*All drawings were completed by WaterLeaf Architects for the Enterprise Improvement Group in 2003-2004 and then were updated for the purpose of this National Register Nomination.



**BASEMENT FLOOR PLAN**



 Updated location.



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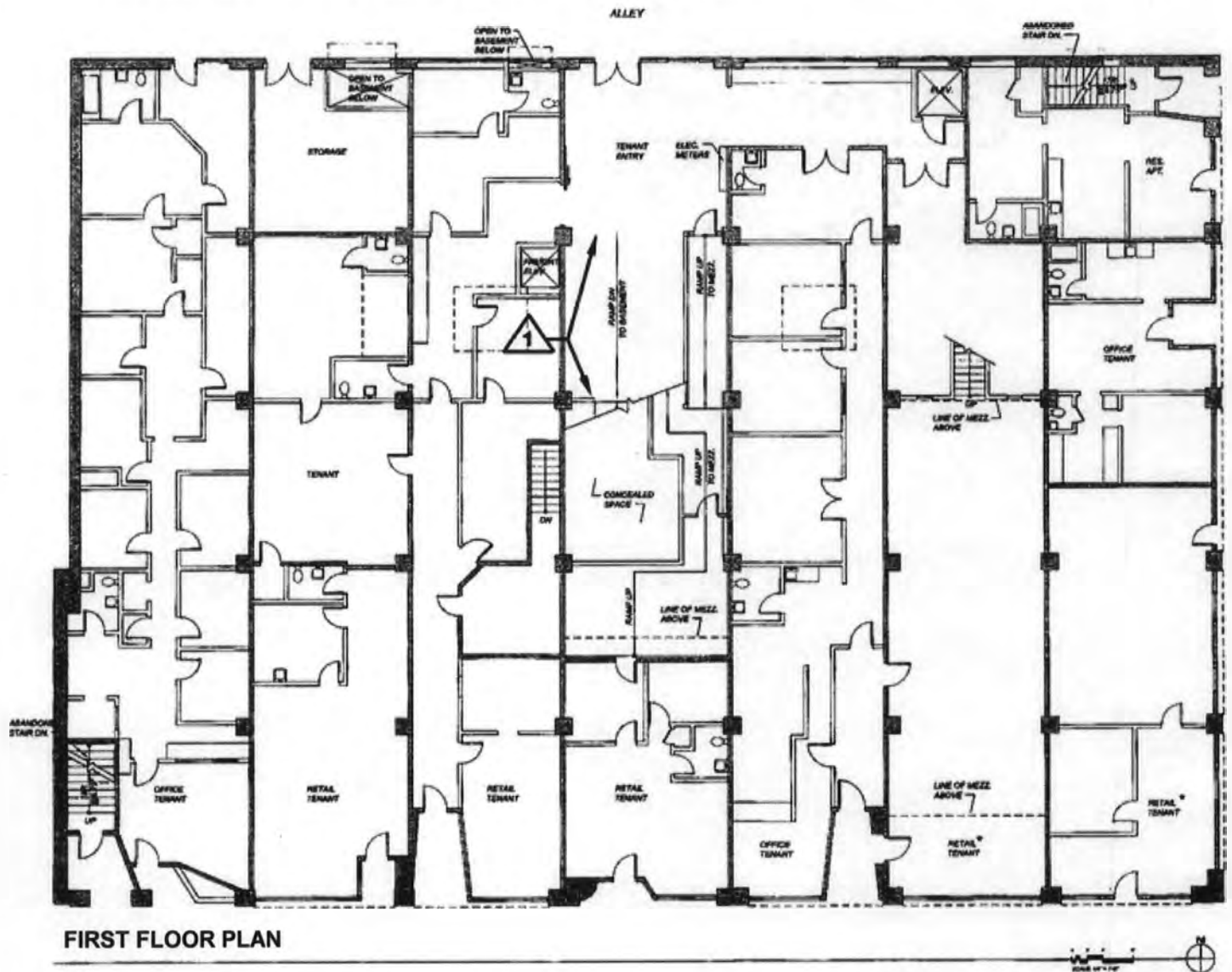
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Figure 4b: First Floor Plan

\*All drawings were completed by WaterLeaf Architects for the Enterprise Improvement Group in 2003-2004 and then were updated for the purpose of this National Register Nomination.



Doorway and wall moved from the top of the ramp to the bottom of the ramp as shown by arrows.

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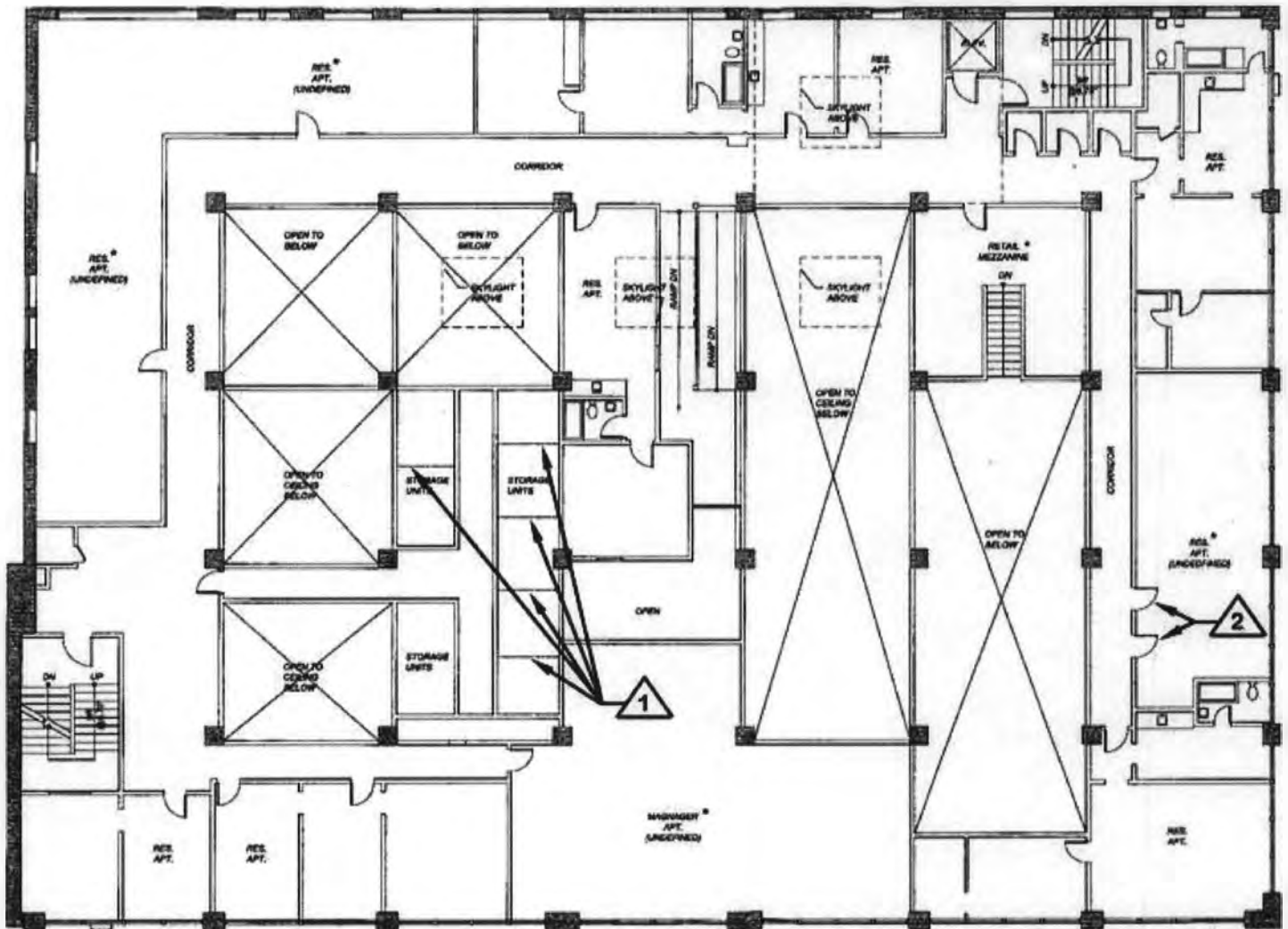
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Figure 4c: Second Floor Plan.

\*All drawings were completed by WaterLeaf Architects for the Enterprise Improvement Group in 2003-2004 and then were updated for the purpose of this National Register Nomination.



SECOND FLOOR PLAN (Original Mezzanine Level)

-  Storage area walls not shown on 2003-2004 plans.
-  Historic doors not shown on 2003-2004 plans.

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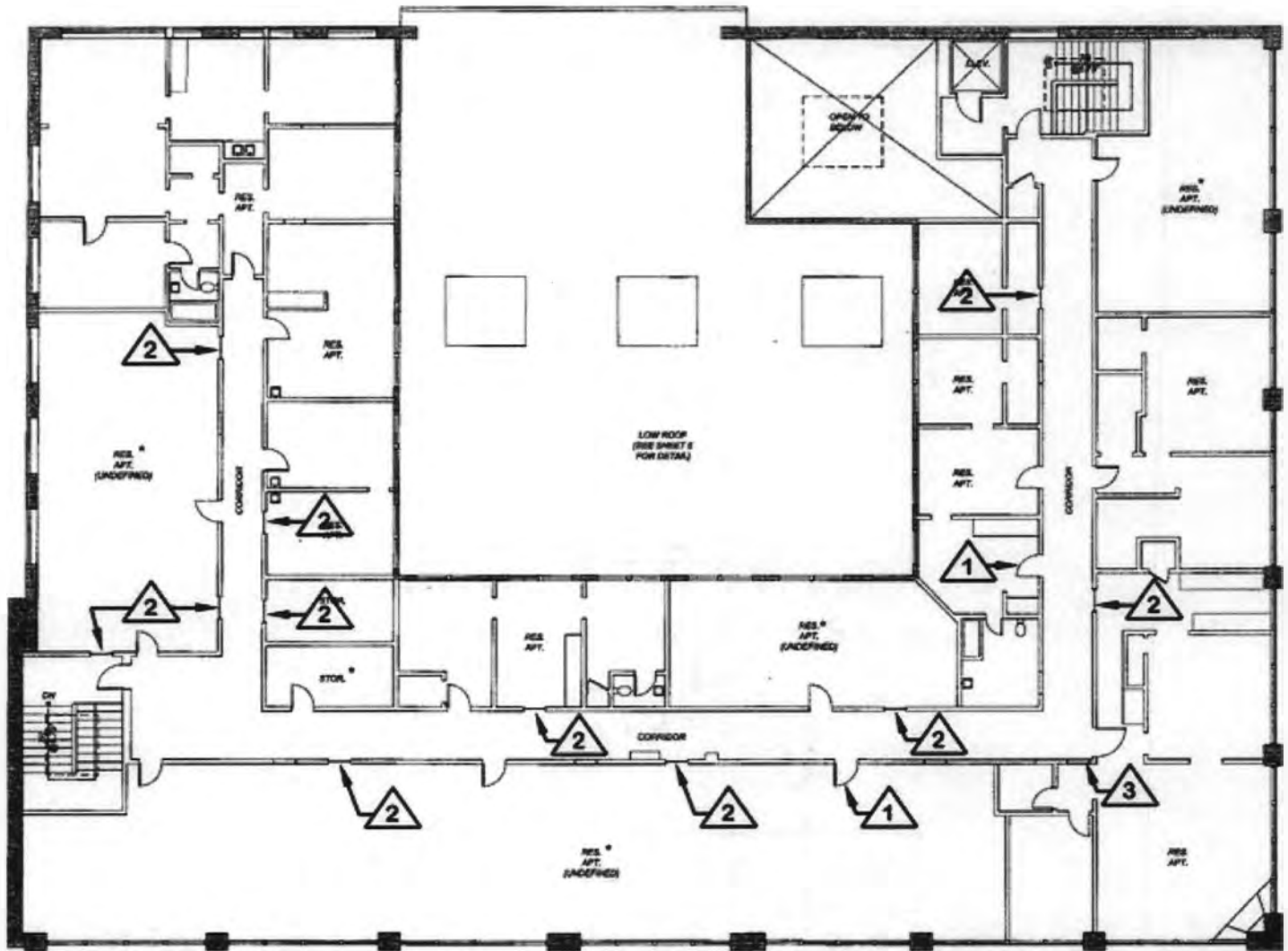
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
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Figure 4d: Third Floor Plan

\*All drawings were completed by WaterLeaf Architects for the Enterprise Improvement Group in 2003-2004 and then were updated for the purpose of this National Register Nomination.



THIRD FLOOR PLAN

-  Historic doors not shown on 2003-2004 plans.
-  Historic door is present, but inoperable.
-  Historic door was removed and the opening was filled in.



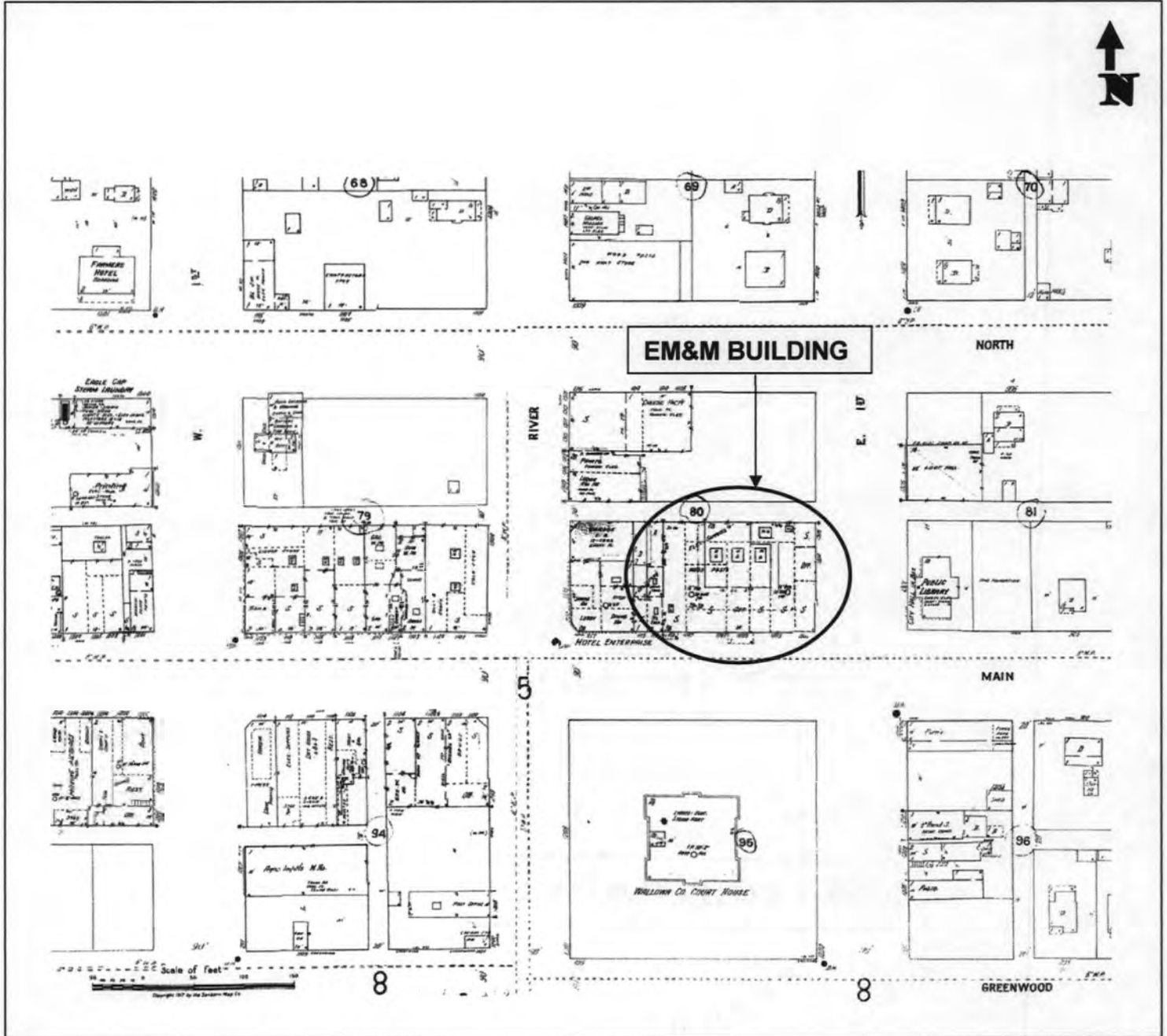
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Figure 5: 1917 Sanborn Fire Insurance Map updated to 1941 of downtown Enterprise



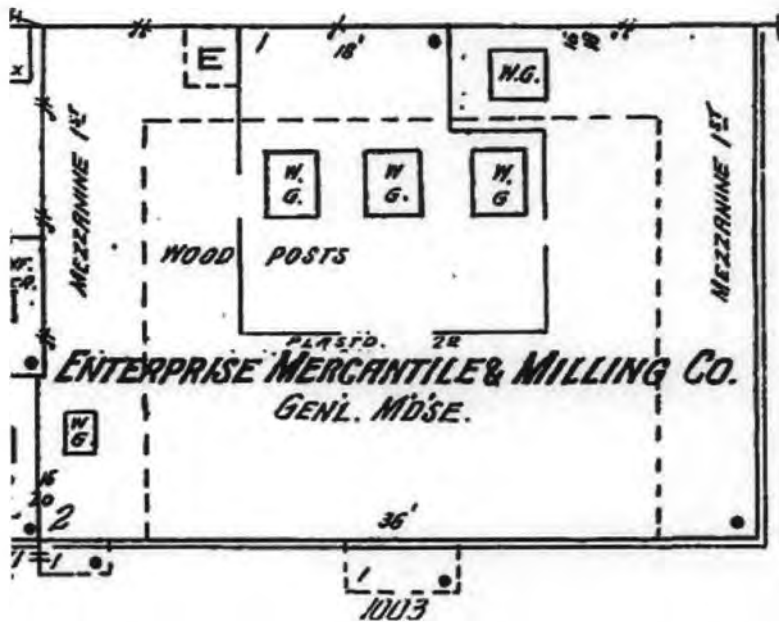
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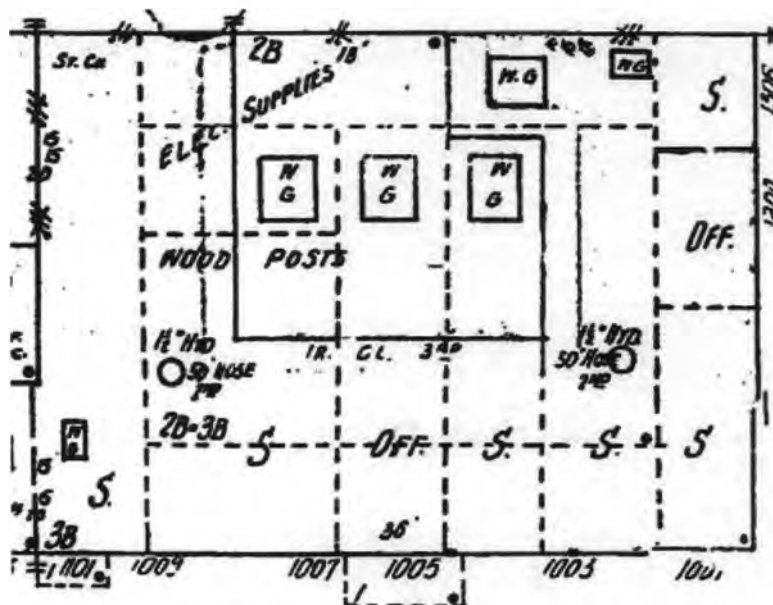
Enterprise Mercantile & Milling Building
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Figure 6: Detail of Sanborn Fire Insurance Map Drawings of EM&M Building 1917 and 1941



1917 Sanborn Map. Floor Plan of EM&M while under construction.



1941 Sanborn Map. Floor plan after modified in the late 1930s.

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Enterprise Mercantile & Milling Building

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Figure 7a: Newspaper Article, *Enterprise Record Chieftain* 09/14/1916  
Architect firm Tourtelotte & Hummel produced this drawing of the planned EM&M Building, 1916.

**All Around Wallowa County**

The new store of the E. M. & M. company in Enterprise, now under construction, will be the largest and most imposing mercantile building to be found in a town of this size in the northwest, so travelers say who are familiar with the territory. Its construction is a monument to the faith of the men behind the company in the town and county. They believe the country will grow in population and buying power and will support a great store housed in the the new building. G. W. Hyatt, the guiding spirit in the business, has studied mercantile successes in small towns all over the United States and has found that where a store provides selling facilities and carries a great stock, it holds trade at home and draws from a wide territory. So such an establishment as the new E. M. & M. store will become an asset for the town and for the county, and a trading center for the country far and near. The building has a Main street front of 130 feet and a depth to the alley of 110 feet, with full basement. Native stone is the material. Massive columns rise in the front with large sheets of plate glass between, on the first floor, and more masonry and smaller windows above. The top has an ornamental cornice, with settings for large electric lights at intervals. The building faces the courthouse square with its lawn and shade trees, affording an open space to permit of a proper view of the store. Tourtelotte & Hummel of Portland are the architects. The picture here shown was made from a drawing by them. The company hopes to get the walls up and the roof on by winter, and will continue the finishing of the interior during cold weather.



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Figure 7b: Newspaper Article, *Enterprise Record Chieftain* December 26, 1918

# WORK RESUMED ON INTERIOR OF NEW E. M. & M. BUILDING

Work on the new building of the E. M. & M. company has been resumed, and will be continued until it is finished. Thru the winter, the plumbing and steamfitting will be installed, and the boiler equipment finished. E. J. Conkelman is doing the plumbing and steam fitting and C. G. Holst is brick-ing in the boilers. As soon as the boll-ers are done, fire can be started to warm the building thru temporary pipes, while other work is being done. There will be no need of the heating system until next fall, and so the in-stallation will be conducted at the con-venience of the workers.

After the piping and wiring are fin-

ished, the interior can be plastered, and the wood work done. That will about complete the great structure. G. W. Hyatt of the company does not set any date for finishing the building and oc-cupying it, but will continue the work as rapidly as is practicable, considering prices of labor and material. The work of finishing the interior was brought to a stop after the war had caused prices to advance so that the cost seemed out of proportion, considering the building as a permanent investment.

The new store is by far the largest and most pretentious in the county. In fact it is said to be the largest retail mercantile building between Portland and Boise.

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Figure 7c: Newspaper Advertisement, *Enterprise Record Chieftain* December 7, 1922



**NOW MOVING**  
**To Our Immense New Building**  
 We will in a few days be prepared to greet you in the  
**Most Up to Date Building and With the**  
**Most Up to Date Stock in**  
**Eastern Oregon**  
 Our immense Christmas stock has arrived and is being  
 opened in our new place of business  
**Call on us** You will be welcome  
**Enterprise Mercantile & Milling Company**  
*Everything for Everybody* *The Most for Your Money*

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Figure 7d: Newspaper Article, *Enterprise Record Chieftain* June 27, 1935

***Tear It Down.***

Some twenty years ago the great E. M. & M. building was erected in Enterprise. It was the dream of a courageous and ambitious man and was of such magnitude as to attract attention far and wide. From the first it was a financial failure, even when new with all the charm of novelty, and in perfect condition. The location and size of the building contributed to the bankruptcy of the business it housed; and the apartments, because of expense, arrangement, location, or a combination of reasons, could not be rented profitably. Those were good times, with a sawmill running and before the country fell into the great depression.

Since then the great building has stood vacant and people of the town and county have entertained themselves by speculating on what use can be made of it. The title meanwhile has passed to the county by tax foreclosure, and the problem of disposal of the property has weighed heavily on public officials who seek the best interests of the community.

Into this discussion we venture to toss our opinions. The building, we believe, is a misfit. It was an economic blunder when it was put up and will remain a blunder as long as it stands. No amount of restoration will cure the fundamental defects and put any value into it, and the needed remodeling would have to be elaborate and expensive. As long as it stands it will be a "white elephant" which will have a depressing effect on all values in town and will tend to check a normal revival. If it is rented at the low rates made possible by its being tax-free and county-owned it will destroy other values in town and spread the disease of delinquency and bankruptcy. We can figure out only one solution of the problem. Tear the building down. "Eventually—why not now?"

\_\_\_\_\_ : \_\_\_\_\_



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Documents Page 38

Enterprise Mercantile & Milling Building

Name of Property  
Wallowa Co., Oregon

County and State  
Historic Resources of Downtown  
Enterprise, 1888-1956

Name of multiple listing (if applicable)

Figure 8a: Historic photograph, looking west on Main Street with First Christian Church in foreground, Enterprise Carnegie Library, and EM&M under construction, c. 1917.



Figure 8b: Historic photograph, looking west from 1st Street and Main Street. EM&M and Enterprise Hotel on right, and the Wallowa County Courthouse lawn and Litch Building on the left, c. 1918.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Enterprise Mercantile & Milling Building
Name of Property
Wallowa Co., Oregon
County and State
Historic Resources of Downtown
Enterprise, 1888-1956
Name of multiple listing (if applicable)

Section number Documents Page 39

Figure 8c: Historic view looking north from the County Courthouse lawn at the EM&M Building, c. 1918.



Figure 8d: Historic view looking west from 1st Street at EM&M Building after streets were paved, 1924.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Enterprise Mercantile & Milling Building

Name of Property

Wallowa Co., Oregon

County and State

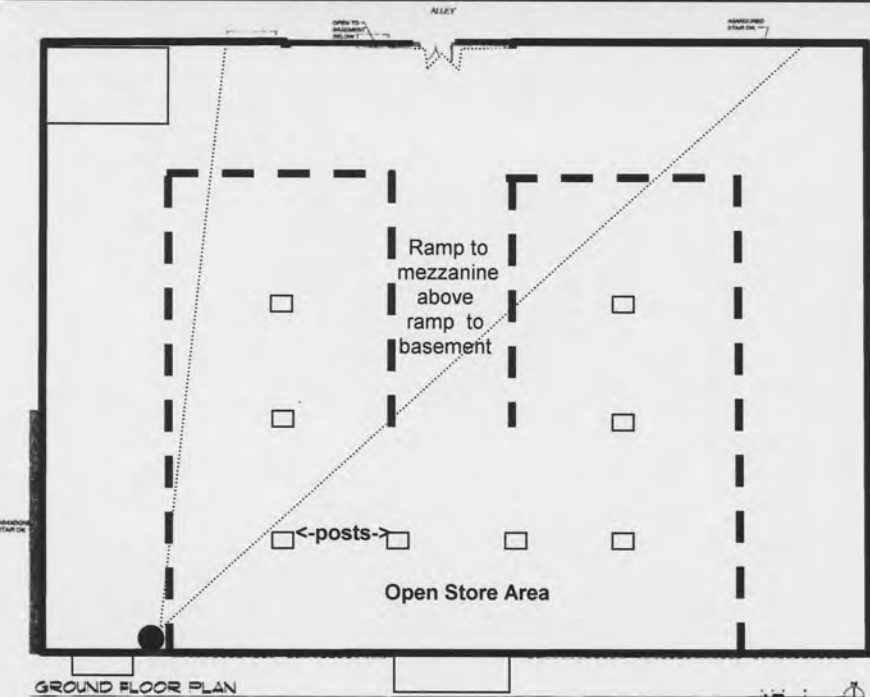
Historic Resources of Downtown

Enterprise, 1888-1956

Name of multiple listing (if applicable)

Section number Documents Page 40

Figure 9a: Historic view of the ground floor of the EM&M Building. Picture No.8 on Page 129, *City of Enterprise, Survey of the Financial Situation of the City of Enterprise, Oregon, League of Oregon Cities, 1934.*



← First Floor. Conjectural drawing of first floor open plan in 1920s showing mezzanine level (dashed line).  
Dot and dotted lines indicate position of photographer and field of vision depicted in photograph.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Enterprise Mercantile & Milling Building

Name of Property

Wallowa Co., Oregon

County and State

Historic Resources of Downtown

Enterprise, 1888-1956

Name of multiple listing (if applicable)

Section number Documents Page 41

Figure 9b and 9c: Historic interior photographs of a apartment of the EM&M Building Historic view of the manager's apartment of the EM&M Building. Picture No.11 and No.12 on Page 131, *City of Enterprise, Survey of the Financial Situation of the City of Enterprise, Oregon, League of Oregon Cities, 1934.*



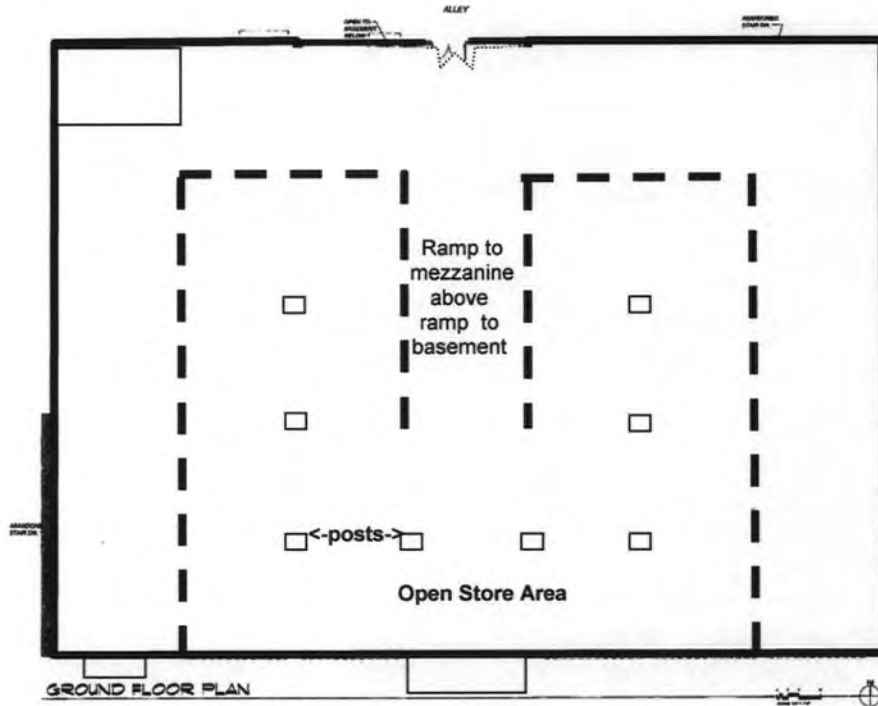
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

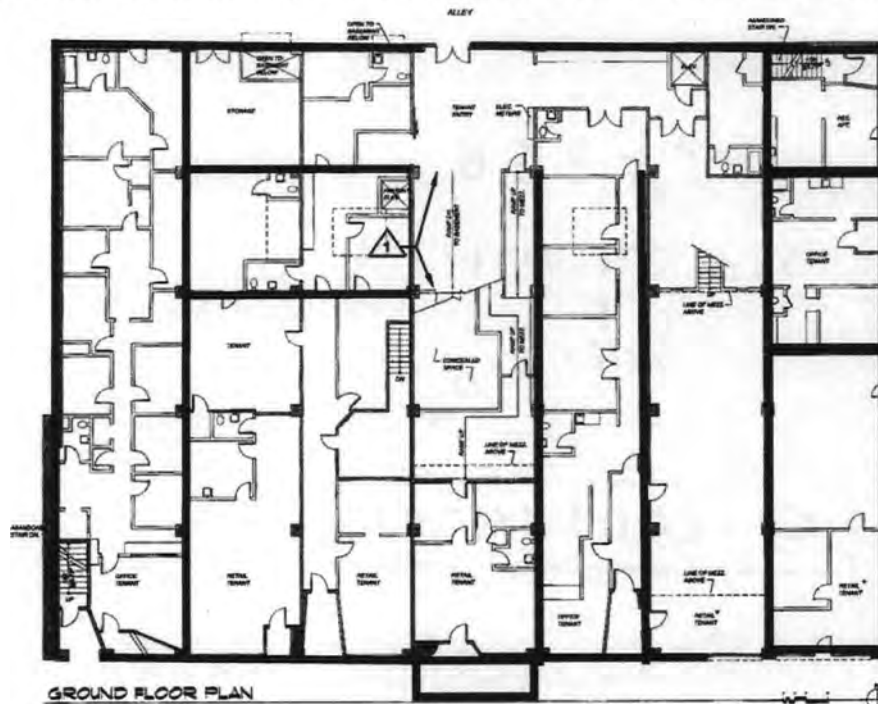
Enterprise Mercantile & Milling Building
Name of Property
Wallowa Co., Oregon
County and State
Historic Resources of Downtown Enterprise, 1888-1956
Name of multiple listing (if applicable)

Section number Documents Page 42

Figure 10: Conjectural drawing of floor plan changes



First Floor. Conjectural drawing of first floor open plan in 1920s showing mezzanine level (dashed line).



First Floor. Conjectural plan showing modifications completed in late 1930s including enclosing mezzanine. The 1940s floor plan in dark outline superimposed on current floor plan.



# Oregon

John A. Kitzhaber, MD, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE, Ste C

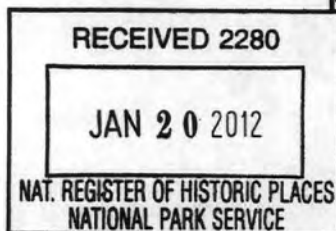
Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)

January 9, 2012



Ms. Carol Shull  
National Register of Historic Places  
USDOI National Park Service - Cultural Resources  
1201 "Eye" Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Shull:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following Multiple Property Documentation and accompanying properties to the National Register of Historic Places:

**HISTORIC RESOURCES OF DOWNTOWN ENTERPRISE MPD: 1888 – 1956  
ENTERPRISE, WALLOWA COUNTY**

**ENTERPRISE IOOF HALL**  
107 NE 1ST ST  
ENTERPRISE, WALLOWA COUNTY

**ENTERPRISE MERCANTILE & MILLING COMPANY**  
113 E MAIN STREET  
ENTERPRISE, WALLOWA COUNTY

**OK THEATER**  
208 W MAIN STREET  
ENTERPRISE, WALLOWA COUNTY

We appreciate your consideration of this nomination. If questions arise, please contact Ian Johnson, National Register & Survey Coordinator, at (503) 986-0678.

Sincerely,

Roger Roper  
Deputy State Historic Preservation Officer

Encl.





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Enterprise Mercantile and Milling Company Building

MULTIPLE NAME: Downtown Enterprise MPS

STATE & COUNTY: OREGON, Wallowa

DATE RECEIVED: 1/20/12      DATE OF PENDING LIST: 2/21/12  
DATE OF 16TH DAY: 3/07/12      DATE OF 45TH DAY: 3/07/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000084

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: Y    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    3/7/12 DATE

ABSTRACT/SUMMARY COMMENTS:

*Striking alterations - upper stories still retain arch. integrity. prominent comm. bldg in Enterprise. 1922 designed by Tourtelotte & Hummel. Example of using local "Bowling" stone.*

RECOM./CRITERIA A+C

REVIEWER Am Delone

DISCIPLINE Hist

TELEPHONE \_\_\_\_\_

DATE 3/7/12

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

27



1 OF 18

EMAN BUILDING

DOWNTOWN ENTERPRISE MPO

WALLOWA, CO, OR

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ZDF 18

~~EMAN~~ BUILDING

DOWNTOWN ENTERPRISE MFD

WALLOUA, CO. OR

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3 OF 18

~~EMAN~~ BUILDING

DOWNTOWN ENTERPRISE **MFD**

WALLOWA CO, OR.

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DO NOT  
ENTER

4 of 18

EMM BUILDING

DOWNTOWN ENTERPRISE M&D

WALLOUA CO, OR

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8646 070 N N N N--- 7167. d / 144. 0



DO NOT  
ENTER



5 of 18

EMM BUILDINGS

DOWNTOWN ENTERPRISE MPD

WALLOWA CO, OR

042 295778348-1 OR\_WallowaCounty.EMMBuildings.Doc  
8646 070 N N N N--7102.42 1000.0



6 OF 18

EM#M BUILDING

DOWNTOWN ENTERPRISE MPD

WALDWA CO, OR

0338 295778348-1 OR\_1611\_low@County. (MMPD) 1 of 18  
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7 of 18

EMAM BUILDING

DOWNTOWN ENTERPRISE MPD

WAHELOA, CO. OR

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Paper

FUJIFILM

Archive



8 OF 18

EM#M BUILDING

DOWNTOWN ENTERPRISE MPD

WALLOWA CO, OR

032 295778348-1 OR\_WallowaCounty.EM#M Building. Doc  
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9 OF 18

EM#M BUILDING

DOWNTOWN ENTERPRISE MED

WALLOWA CO, OR

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10 of 18

EMM BUILDING

DOWNTOWN ENTERPRISE MAD

WALDWA, CO, OR

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11 of 18

EMAM BUILDING

DOWNTOWN ENTERPRISE MPD

WAILUWA CO, CR

023 295778348-1 DR. JAJI OMSOONTRY, THIRUJEDIM, DEU  
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12 OF 18

EMFM BUILDING

DOWNTOWN ENTERPRISE MPD

WALLOWA CO, OR

020 295778348-1 OR\_WallowaCounty, EMFBuilding, Doc  
8646 070 N N N N---7107.4/100.0



13 OF 18

EMEM BUILDING

DOWNTOWN ENTERPRISE MFD

WALLOWA CO, OR

017 295778348-1 OR\_WallowaCounty\_EMEMBuildings.D  
8646 070 N N N --- 7107.4 / 100.0





14 OF 18

EMERGENCY BUILDING

DOWNTOWN ENTERPRISE MPD

WALLOWA CO, OR

014 295778348-1 OR\_WallowaCounty\_EMERGENCY Bldg.  
8646 070 N N N N--- 2107.4 / 100.0



15 of 18

EMAM BUILDING

DOWNTOWN ENTERPRISE MAP

WALLOWA CO, OR

011. 295778348-1 Original Location: 1. (1881) June, Dec.  
8646 0705 N N N N --- 21x7.4 / 16x.0



14 of 18

EMAM BUILDING

OWENSTOWN ENTERPRISE MPD

WALLOWA CO, OR

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8646 070 N N N N --- 2167.4 / 1MR, 0





17 of 18

EM&M BUILDING

DOWNTOWN ENTERPRISE MPD

WALLOWA CO, OR

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8646 070 N N N N---Z102.4/100.0



18 OF 18

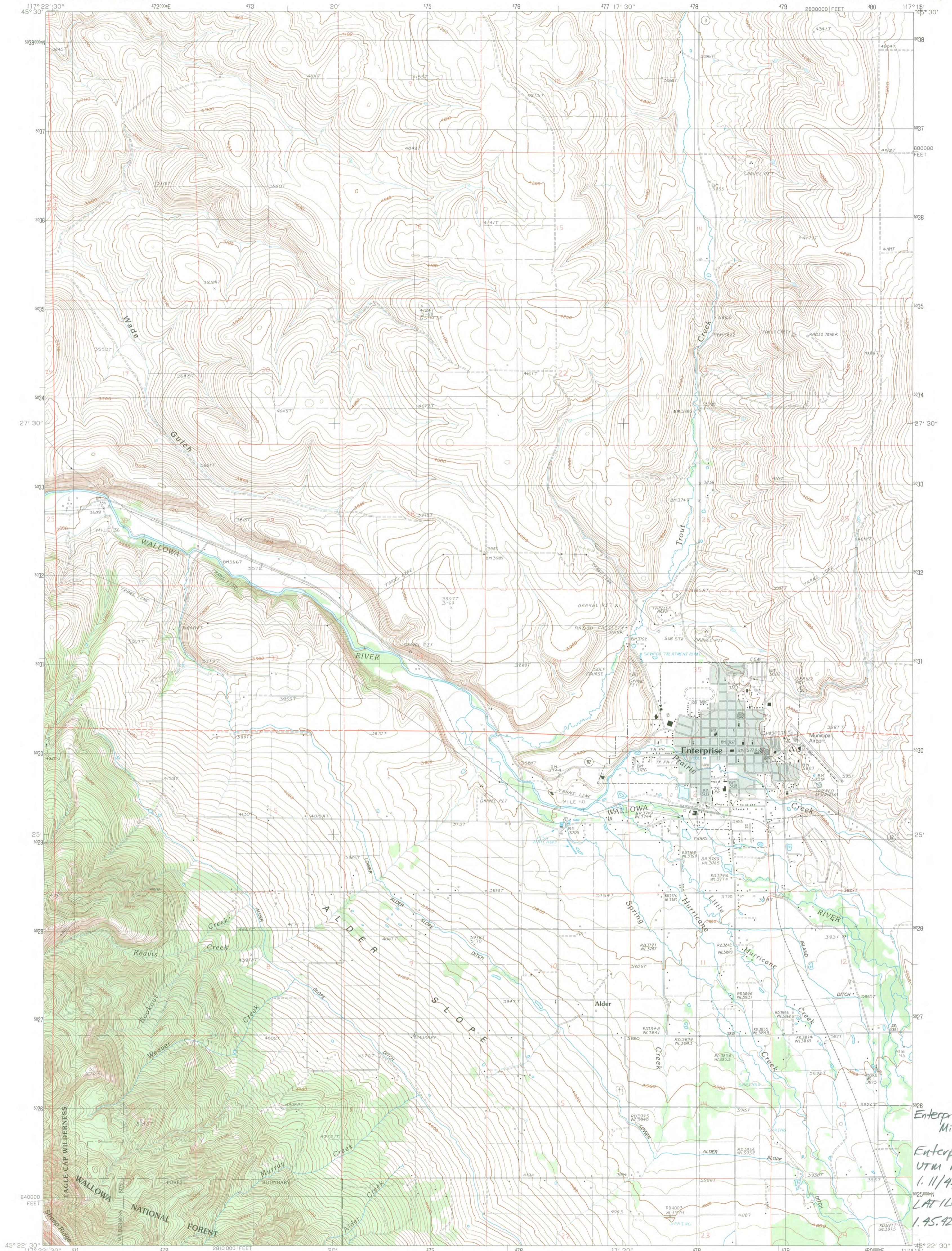
EMM BUILDING

DOWNTOWN ENTERPRISE MPD

WALLOWA CO., OR

002 295778348-1 OR\_WallowaCounty\_EMMBuilding.Doc  
8646 070 N N N N--- 2102.4/ 100.0





Enterprise Mercantile &  
Milling Company Building  
Enterprise, Wallowa Co, OR  
UTM Reference (NAD83)  
1. 11/47834815030289  
LAT/LONG Reference  
1. 45.425781 - 117.27678

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY  
CONTROL BY U.S.G.S. AND NOS/NOAA  
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN.....1981  
FIELD CHECKED.....1987. MAP EDITED.....1990  
PROJECTION.....LAMBERT CONFORMAL CONIC  
GRID: 1000-METER UNIVERSAL TRANSVERSE MERCATOR.....ZONE 11  
10,000-FOOT STATE GRID TICKS.....OREGON, NORTH ZONE  
UTM GRID DECLINATION.....0°13' WEST  
1990 MAGNETIC NORTH DECLINATION.....17°30' EAST  
VERTICAL DATUM.....NATIONAL GEODETIC VERTICAL DATUM OF 1929  
HORIZONTAL DATUM.....1927 NORTH AMERICAN DATUM  
To place on the predicted North American Datum of 1983,  
move the projection lines as shown by dashed corner ticks  
(17 meters north and 79 meters east)  
There may be private inholdings within the boundaries of any  
Federal or State reservations shown on this map.  
Gray tint indicates area in which selected buildings are shown.  
Where omitted, land lines have not been established.

**PROVISIONAL MAP**  
Produced from original  
manuscript drawings. Infor-  
mation shown as of date of  
field check.

