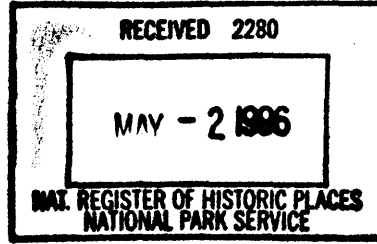


United States Department of the Interior
National Park Service

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 *How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A)*. Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Roesch Building
other names/site number Sacajawea Annex

2. Location

street & number 105 Fir Street N/A not for publication
city or town La Grande N/A vicinity
state Oregon code 41 county Union code 061 zip code 97850

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 nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] April 22, 1996
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] Signature of the Keeper Date of Action 6/3/96

Entered in the
National Register

Roesch Building

Union County, Oregon

Name of Property

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
		Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Commerce/Trade (business, professional)
Domestic (multiple dwelling--apartments)

Commerce/Trade (business, professional)
Domestic (multiple dwelling--apartments)

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Modernistic and Early Modern Styles:
Early Modern
(Modern Period: Modern Commercial)

foundation Concrete
walls Steel, concrete, brick, wood
roof Asphalt
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1**BASIC SHAPE & DIMENSIONS, NUMBERS OF STORIES**

This seven story building, plus basement, is rectangular in plan at the first floor, measuring 110 feet along Fir Street and 120 feet along Washington Street. The building is "L" shaped from the second through seventh floors with each wing measuring 44 feet wide. The first floor covers 13,200 square feet. Each floor plate above is 8,184 square feet. The building's gross square footage is 73,128 square feet, including the basement level, making it the tallest and largest building in downtown La Grande. The entrance to the building faces generally northwest. For the purposes of this nomination we have referred to this elevation as the northwest elevation.

The ground floor is 14 feet high with each successive story approximately 12 feet high.

The basement houses storage lockers, electrical equipment room, phone equipment room and the central heating system which includes three boilers.

BASIC STRUCTURAL DETAILS

The perimeter wall foundations of the building are cast-in-place concrete as is the basement floor. The foundation system consists of cast-in-place concrete columns and walls. The exterior columns are spaced approximately 16 feet apart along the perimeter of the building. Two interior rows of steel "I" section columns support wide flange beams and wood floor joists.

The floors are supported by 3 x 14 solid wood beams at 16" O.C. with cross bracing at each cavity space. Floor decking is wood 2 x and runs diagonally to the supports.

The walls of the building are constructed of cast-in-place concrete frame with brick infill on all but the street elevations. The street elevation is cast-in-place concrete frame but with a brick veneer skin concealing the concrete frame.

At the fourth and fifth levels, at the northeast end of the northeast wing, there are steel angle supports which evidence the location of the skybridge which once connected the building to the Sacajawea Hotel. The basement was originally connected to that of the Sacajawea Inn by a tunnel under the alley.

The roof of the building is wood joist and wood decking with built-up type, asphalt roofing.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2**SALIENT FEATURES OF EXTERIOR**

The building can be best described as an example of early commercial modern and its clean lines and simple detailing would bear this out. The building was built and continues to operate today as a mixed use structure housing commercial establishments, retail stores and housing.

The front facade of the building is faced with reddish-brown colored brick. The two street facades are composed in a casual tripartite scheme. The lower level of the building is set off by brick clad pilasters supporting a deep concrete belt course. The center portion of the building is very simple in its approach with punched openings and no obvious detailing at the windows. The running bond of brick continues at the head of each opening and there has been no attempt to further accentuate the opening. Each window has a concrete sill. The top floor of the structure is set off by another belt course of concrete along with a more detailed brick corbeling just above the top row of windows. The top of the parapet is finished with a concrete coping. Marching around the perimeter of the parapet is a series of metal rods which is believed to have been a lightning arresting system.

The retail storefronts are some of the few elements of the entire structure which are not original. What was once large wood frame glass storefronts with small pane transoms above have been replaced with wood frame stucco veneered infill panels. The storefront windows are bronze anodized aluminum frames and the storefront doors are wood frame with full glass lights.

The windows on the northwest elevation have been placed in relation to the use of the space beyond and are grouped as to the use of each floor. The second and third floors which house commercial spaces have a distinctly different pattern than those of the fourth, fifth and sixth floors which originally housed guest rooms. The top floor which houses apartments has yet a slightly different window pattern.

The windows on the southwest elevation have more of a rhythm to their pattern while respecting the intended uses for each floor. A metal fire escape, served by a door at each floor, is visible on this elevation. There are similar fire escapes on the ends of the northeast and southeast wings.

The concrete frame is exposed on the non-public sides of the structure and were in filled with red brick. The concrete skeleton is visible through the sixth floor. The top floor is solid brick veneer with no exposed concrete frame. The window pattern on these elevations also reflects the use of each floor and is uniform for each group of floors, as in the street facades.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

The balance of the building footprint is comprised of a single story masonry garage. The garage roof is made of heavy timber supports and wood framing with a built up roof. The timbers are supported by heavy timber columns. The floor is concrete slab on grade. There are several punch openings along the perimeter of the garage with steel sash small pane windows.

ORIGINAL INTERNAL SPATIAL ORGANIZATION AND SUBSEQUENT ALTERATIONS

The first floor of the building originally had several retail businesses and continues to house the same use today. The Fir Street elevation is organized around a central elevator and stair lobby which services the entire building. Each retail space flanking the building entrance has direct access and exposure to the street. There are no internal corridors connecting the retail spaces.

The upper floors of the building are accessed through the recessed main entrance fronting Fir Street. The building has a set of double oak doors with full glass lights flanked by full length glass side lights and transom above. These doors lead to a vestibule used as a weather lock. Once through the vestibule, a second doorway, also an oak frame door with 3/4 length glass light, leads into the lobby which connects to the stairwell and elevator. The lobby and vestibule have an oak wainscot measuring 4 1/2 feet high. The balance of the wall is plaster with oak cove molding at the top. The ceiling is plaster and the lobby is lit with an eight lamp circular bronze pendant fixture believed to be original.

The second and third floors house commercial/office use and the rooms are serviced by a double loaded corridor running down the center of each wing. Each floor houses several office suites. The original uses ranged from medical offices with exam rooms to service oriented businesses. In the northeast corner of the building, on the second floor, there are still major portions intact of some of the original medical exam rooms.

The fourth through sixth floors in the northeast wing of the building housed guest rooms which supplemented those of the neighboring Sacajawea Hotel. These rooms are still largely intact, some with full bathrooms and others with half baths. The bathrooms have intricate mosaic tile floors and the colors and patterns vary from room to room. Rooms without bathing facilities shared a common bathtub located at the end of the hallway. At one time the corridor of the guest room wing ended at the end of the hall thus separating the guest rooms from the apartments. At some point in time the corridor was opened up and each floor became contiguous.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 4

The fourth through sixth floor of the southeast wing plus the entire seventh floor has served as apartment units. These units range from studio to three bedroom units. The larger apartment suites have wonderful arched small pane French doors between the dining room and kitchen. The bathrooms have mosaic tile floors and most of the kitchens have original wood cabinets and hardware. One unique feature associated with the apartment units is a small cubby hole like space where tenants placed their trash cans for collection. Cans could be placed from the interior of the apartment and collected through a small door on the hallway side.

Located in the central portion of the building is the main stairway and elevator. The stairway consists of wood treads and risers with wood handrails and guardrails. The material is vertical grain fir. A wood framed door with a full wired glass reight is located at each landing. The traction style elevator is original to the building and has a metal sliding outer door with round port hole and accordion brass safety gate which travels with the cab. The elevator machine room is located in a penthouse structure located above the roof. The penthouse structure which extends well above the roof still has visible the painted sign advertising "ROOMS \$1.50 UP" with the image of Sacajawea pointing the way.

ORIGINAL INTERIOR FINISH AND SUBSEQUENT ALTERATIONS

The interior of the building's walls were originally plastered, as they remain today. Most of the ceilings are also plastered, with the exception of a few office spaces where acoustical tiles have been suspended below the original ceiling plane. Many of the office suites still have school house light fixtures in use. Art Deco ceiling fixtures remain in some of the residential areas.

The building's hallways are all plaster walls and ceilings with two distinct designs depending on the floor's use. On the commercial floors the ceiling/wall intersection is a soft radius giving the illusion of a higher ceiling height. On the residential floors the ceiling/wall intersection is a typical perpendicular relationship with no molding or detail.

The interior doors are raised panel mahogany with transoms above. Doors of guest rooms and apartments fronting the street have louvered grills in the upper portion of the door. Doors serving guest rooms and apartments facing the courtyard have transoms above. Door frames on the commercial floors have been detailed with a modern flush type jamb detail where the plaster is set off from the wood jamb by a shallow reveal. The door frames along the residential hallway have been trimmed in a more traditional fashion with wood casing. Other forma trim is also mahogany, as are many of the cupboards and cabinet work.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 5

Many of the original double hung wood sash windows are still in use throughout the building. Some windows have been replaced over the years with aluminum frame double hung, slider and awning style windows.

The building heating system is served by one of three original coal fired boilers located in the basement. The boilers have been converted to gas. The building also has a unique gravity venting system. Each floor of the building is divided in multiple sections where air is collected through vents and then evacuated through vertical ducts extending up through the roof. Though-window air-conditions have been added to a few suites and provide the only means of mechanical cooling.

PROJECTED RESTORATION

Major alterations in the Roesch Building did not occur until 1990-1994 and are for the most part limited to the ground floor. The most noticeable changes are in the commercial frontage, which has been updated without regard to the building's design integrity. The formal dignity of the main entrance area has been marred by installation of an inappropriate letterbox system, replacement of an original ceiling fixture in the vestibule with a florescent unit, and flat white wall paint applied over the original glazed, antiqued plaster. These changes are not irreversible. The present owner plans to restore the entrance area and to return the commercial frontage to its original appearance. Some suites on the upper floors have been reconfigured but this work will not be noticeable; the building is in good condition and interior restoration will consist largely of minor repair, renewal of finishes and necessary maintenance. Disappearance of many original blueprints during the 1990-1994 period may cause delays in some of the work, but the problem is not considered insurmountable. Replication of a marquee above the entrance is also intended. Any necessary upgrades in mechanical or other systems will remain unobtrusive.

Roesch Building
Name of Property

Union County, Oregon
County and State

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.

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

1930-1945

Significant Dates

1930

Significant Person

(Complete if Criterion B is marked above)

Julius Roesch

Cultural Affiliation

Architect/Builder

Charles Benjamin Miller

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) See Continuation Sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Union County Courthouse, La Grande, Oregon

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1A

**ROESCH BUILDING (1930)
(SACAJAWEA ANNEX)
105 Fir Street
La Grande, Union County, Oregon**

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The freestanding, seven-story annex to the Sacajawea Hotel in La Grande, principal city and government seat of Union County in the Blue Mountain region of eastern Oregon, is located at the northeast corner of Fir and Washington Streets in the heart of the downtown. The parent hotel building of 1927 stood to the north at the corner of Fir and Adams Street, the city's main thoroughfare. It was separated from its annex by an alleyway. The two matching seven story units [eventually connected by a basement tunnel and skybridge] were designed by the leading local architect, Charles B. Miller, who practiced in La Grande from 1919 onward.

The former hotel annex rises as an L-shaped mass above its basement and ground story and extends its major frontages along the cross streets. The overall footprint is 110 x 120 feet, including a single story garage on concrete floor which fills the inside angle. The northwest and southeast wings are 44 feet wide. Like the parent block, the annex was constructed as a cast-in-place concrete frame with brick infill. Whereas the concrete frame is exposed on end and inside elevations, street elevations and the circumference of the topmost story are veneered with red-brown brick. The building was erected in 1930 as a mixed-use property housing retail shops on the ground floor, business and professional offices on the second and third stories, guest rooms and apartments on the fourth through sixth levels, and residential suites on the seventh floor.

The annex was a slightly taller seven stories than its parent unit, and its exterior was a slightly more conservative echo of the original block, which was based on a conventional base, shaft and capital vertical organization characteristic of the Commercial style. Historical detailing is pared down to string courses and brick corbels at the top of the parapet wall in place of a cornice. The wall plane is unrelievedly flat since window openings are frameless. Fenestration consisting of double-hung one-over-one wood windows is more or less regular, with the exterior pattern varying slightly as dictated by the function of upper stories. There are very few window replacements. The clean lines and stripped-down articulation, along with certain features, such as ground story structural columns fronted with brick and stylized capital motifs, give the annex its modern overtones.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1B

The main entrance, offset from the center of the Fir Street frontage, is missing its marquee, but is generally well preserved and consists of a recessed porch with classical pilasters and paneled wainscot, oak framed plate glass entry and shallow vestibule giving into the elevator and stair lobby. The original traction-type elevator remains in service. The lobby contains paneled wainscot and a Craftsman style staircase. Above the levels devoted to leased office space, upper floors have a typical double-loaded corridor layout and hallways display original plaster wall finish, wood bases and paneled Mahogany doors and door frames with transoms. Many of the apartment suites are notably intact and contain original built-in kitchen cabinetry, Art Deco ceiling light fixtures, and coved cornices. Archways separating the living spaces run the gamut from Tudor to segmental arches. Office suites adjacent to the elevator core have radiused wall contours in the Moderne spirit. The present owner plans to replicate the entrance marquee, reverse alterations to the ground story storefronts, upgrade mechanical systems, and undertake general repairs.

The building is the object of a prospective DHUD Community Development Block grant for low to moderate income housing rehabilitation. The project is looked on as the keystone to current downtown revitalization efforts. In the proposed rehabilitation, the ground story would continue as a mix of retail and office uses. Second and third stories would continue as office space, and the upper floors would remain housing.

This application conveys well the importance of La Grande as the leading trading center in northeastern Oregon in the 1920s. It was a division point on the Oregon Railway and Navigation Company's rail connection between Portland and northern transcontinental lines. Because the city thrived on a vigorous agricultural and timber-based economy in those years, the Sacajawea Hotel project represented a high point of historic development of the central business district. It attained the peak in the literal sense, too, since its height of seven stories remains unmatched in the downtown to the present day. As a prominent, singular example of Commercial architecture with Modernistic overtones locally, and as the symbolic high point of achievement in commercial development before the Second World War, the Sacajawea Annex meets National Register Criteria C and A. It is significant also under Criterion B as the remaining building most importantly associated with the investor, Julius Roesch (1862-1960), whose residence no longer stands. Roesch arrived in La Grande at the very point when the railroad was completed through the Grande Ronde Valley and a tangential grid aligned with the rail route was platted to become the new townsite. On the southern margin of Chaplin's Addition, where the new plat met the old at an angle, Roesch acquired in complicated dealings between 1925 and 1927 the lots he would develop with a hotel. The application presents a detailed portrait of Roesch, a German-speaking

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1C

immigrant who prospered from his brewery and real estate investments to become one of La Grande's wealthiest citizens.

Roesch embarked on a scheme to build a first class hotel that would rival a competitor's ill-fated project known as the La Grande Hotel. Roesch's seven-story Sacajawea Hotel of fireproof, poured concrete and brick construction was completed in 1927. Three years later, the rival hotel having closed, Roesch expanded his own facility despite the stock market crash and impending economic depression. The Sacajawea Hotel served to the Post War period, at which time the advent of motels siphoned off trade. Its concrete framework made adaptation of interior space problematic. The original unit at a prime location of the main thoroughfare was demolished in 1970. Twenty years later, in 1990, the heirs of the original investor sold the Sacajawea Annex.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 1**NARRATIVE STATEMENT OF SIGNIFICANCE**

The Roesch* Building is significant under criterion A for its association with the culmination of a period of rapid urban growth in La Grande and the start of the Great Depression; under criterion B for its association with Julius Roesch (1862-1960); and criterion C as the outstanding surviving example of a commercial modern building in La Grande.

The Roesch Building (currently known as the Sacajawea Annex) was designed by La Grande architect Charles B. Miller and built for Julius Roesch in 1930. It was connected by a skybridge and tunnel to Roesch's Sacajawea Hotel and slightly exceeded the latter's seven-story height. The hotel was demolished in 1970, and the Roesch building remains the tallest building ever erected in La Grande, a noted local landmark, and an important example of Charles B. Miller's early work in commercial architecture. It represents a time of dynamic commercial development in La Grande's history which ended with the building's construction and the arrival of the Depression.

The Roesch Building is the building most closely associated with the Roesch family. The Roesch family home and Roesch's Sacajawea Hotel no longer exist. Julius Roesch came to La Grande in 1884 and married Annie Gangloff in 1888. Ms. Gangloff was the daughter of Mr. and Mrs. Augustine Gangloff who arrived in La Grande in 1864, just three years after the town's founding. The Roesch family owned the Roesch Building until Julius and Anna's grandson, Roesch Fitzgerald, sold it in 1988.

HISTORICAL BACKGROUND

The Old Oregon Trail, or Great Emigrant Road (18843-1864), crossed the southwestern part of the Grande Ronde Valley, in eastern Oregon, on its way to the Willamette Valley. Although the pioneers were impressed by the beauty of this valley and recognized its agricultural potential, its isolation was a deterrent to settlement; the first permanent settlers did not arrive until the fall of 1861. Among them was Daniel Chaplin (1823-1888), who staked out a land claim. He did not spend the winter here but returned early in the spring of 1862 and laid out a town on the Oregon Trail, at the point where it left the valley. This settlement became the town of La Grande.

In 1869, Henry Villard, pioneer Oregon railroad builder, organized the Oregon Railway and Navigation Company and began to extend a line eastward from Portland along the south bank of

* Pronounced "Rush." The family adopted this pronunciation many years ago.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

the Columbia River. Its purpose was to intercept northern transcontinental lines then under construction. He later arranged for a link with the Union Pacific, branching off at what is now Hermiston to cross the Blue Mountains. Construction was undertaken by both companies and the rails were joined at Huntington in the fall of 1884.

When railroad construction reached its valley that summer, following the Grande Ronde River, La Grande chose to relocate at track side. This involved a move of approximately 1.4 miles. Daniel Chaplin, one of the community's most progressive citizens and rightly regarded as the father of La Grande, owned land on the right of way and also between that area and the original town. He donated 105 acres to the railroad for marshaling yards, shops, roundhouse and the other facilities necessary to establish and maintain a division point and to provide a base for the helper engines required to boost trains over the Blue Mountain summit. This generosity on Chaplin's part ensured the future prosperity of the community. He and C. H. Prescott then platted the new town and the area between it and the old. This entire development is now known as Chaplin's Addition to the City of La Grande. Five avenues parallel the main line, which is aligned northwest-southeast; two, Madison and Monroe, lie north of the line; those south of it (Washington, Adams, and Jefferson) became, with their associated cross streets, the new business district. Of the three, Jefferson is nearest the line; Adams was developed as the principal commercial thoroughfare. Other streets in the city are aligned with the cardinal points of the compass.

The nominated site on Fir Street at Washington Avenue is thus oriented diagonally and this causes some directional confusion. The northwest (Fir Street) elevation is the entrance front, and the building, which is L-shaped, has a northeast wing and southeast wing. Local custom reflects the natural human tendency to realign: the structure known as the East Annex of Julius Roesch's complex of buildings was one of those that fronted on Adams Avenue and actually faced northeast. It is easy to lose one's orientation when inside the building, perhaps for this reason.

HISTORY OF THE SITE

C. H. Prescott, of Portland, acted as initial trustee for Chaplin and was responsible for sale of lots in the new addition. The magnitude of his task made it necessary to involve other trustees between 1884 and 1891. The nominated property was included in a block of lots turned over to Prescott for sale in November, 1884; lot 34 went to W. J. Baker November 8 and Lot 33 to Florence Baker on November 11. Lots 31 and 32 were part of a large block of lots that Prescott turned over to Theodore Wygant, trustee, July 20, 1887. Wygant then transferred them to C. F. Holcomb, trustee, November 14, 1887. On June 7, 1890, Holcomb transferred them to Henry R.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 3

Reed and James G. Harris, trustees. The latter were located in Boston, Massachusetts. On February 21, 1891, Reed and Harris sold lots 30, 31, and 32 to J. C. Havelly, Portland, for \$450. On May 22, Havelly sold Lots 31 and 32 to M. And J. F. Baker, La Grande, for \$1100. In March, 1893, the new owners sold the two lots to S. K. Baker for \$100 each, suggesting that the panic of 1893 had affected local real estate markets. Within a few days Baker had sold them to John Rynearson for \$128, who then sold them to the First Christian Church for \$600. On May 8, 1899, W. J. And Florence Baker, who had moved to Hood River, sold Lots 33 and 34 to S. R. Haworth, a local stonemason and builder, for \$362.50; on November 9, 1900, the First Christian Church sold him Lots 31 and 32 for \$450. Between 1912 and 1922 the lots were subdivided, with portions to Clarence L. Thorne; F. B. Willcock held an interest in them briefly. Following Thorne's death, his widow, Winnie, sold Lots 32-34 to Tillie Harris for \$4137. On October 26, 1925, Harris sold her interest in Lots 32-34 to Julius Roesch; and, on November 9, S. R. Haworth sold his interest in Lots 31, 32, and 34 to Julius Roesch. The amounts were not disclosed. On the same day (November 9, 1925), Roesch sold the four lots back to Haworth and his wife for \$11,600. In 1927, Julius Roesch sued Haworth for foreclosure. At the sheriff's sale held July 25, Julius repurchased the property for \$13,586.

In 1932, following completion of the Roesch Building and arrival of the Great Depression, the Roesch family was faced with impressive debts: a mortgage (Equitable Savings and Loan) of \$115,000; K. J. Williams, \$10,000; Herman Roesch (a nephew), \$25,000; Herman Segrist, \$3,500 for total encumbrances of \$153,000. Beginning March 25, 1932 and continuing until January 7, 1944, there was a complex series of transactions within the family (Julius, his son Marcus, his nephew Herman, and daughters Anna Brady and Louise Fitzgerald) that served to apportion responsibility for saving the family enterprise. Many are mere paper shuffling, but the process was evidently effective; by 1944 the property was free of debt. On December 27, 1955, following the death of his wife Annie, Julius transferred three-fifths and a one-half interest to his daughter Louise and two-fifths and a one-half interest to Marcus, thus in effect retiring. He died in 1960.

Louise Fitzgerald died August 20, 1967; her interest passed to her children, Roesch and Nancy. On January 2, 1968, Marcus sold his interest to Roesch Fitzgerald and Nancy Fitzgerald Stack in exchange for a lifetime income of \$700 each per month; the amount was adjusted by the court December 31, 1968.

On June 9, 1988, Roesch Fitzgerald and Nancy Stack sold the property to Ronald L. and Lois M. Acquistapace (nine tenths) and David T. and Donna B. Pattee (one tenth) for \$200,000. The Patees sold their interest to the Acquistapaces December 1, 1993 for \$40,000. The Acquistapaces sold the property June 22, 1995 to Farmterials, Incorporated, Chris Dunn,

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

President. By December 1, 1995, the title will transfer to Sac Annex, L. L. C., with Chris Dunn being a member owner.

JULIUS ROESCH

Julius Roesch was born February 24, 1862 at Bad Cannstatt in the kingdom of Wurttemberg, now a part of Germany. The birthplace is a suburb of Stuttgart. His parents were engaged in the bakery business, but Julius was trained as a brewer; he completed his apprenticeship at the age of fourteen. He crossed the Atlantic as soon as he had saved enough money for passage, arriving in America with ten dollars in his pocket. His knowledge of the brewery business served him well: he worked in Philadelphia, Denver, San Francisco, and later in Port Townsend and Dayton, Washington. In 1881, he was working at Henry Weinhard's City Brewery, Portland, and living on the premises.

Within a few years Julius Roesch began looking for an opportunity to start his own business. He arrived in La Grande in 1884, the year the railroad was completed through eastern Oregon. Acquiring a lot on Jefferson Avenue between Depot and Chestnut Streets for part of the \$500 he had saved, he established the City Brewery, perhaps named to honor Henry Weinhard, and later called it the La Grande Brewery. His first two buildings were destroyed by the fires that plagued early La Grande; the third, like most of the new buildings erected about 1890, was brick. Additions to it were made in 1902, 1908 and 1914. He had chosen an excellent location across from the railway depot and, although he had competition, his business prospered; much of La Grande's early wealth derived from beer. By 1888, he was also engaged in the construction business. A brother, William Roesch, owned a brewery in Pendleton.

In 1888 Julius married Annie Gangloff (1865-1955), daughter of La Grande pioneers Augustine and Johanna Gangloff. His later interest in hotels may have been influenced by the marriage of Annie's sister Mary to Jerome E. Foley, who built the Foley Hotel at the corner of Adams Avenue and Chestnut Street in 1891. It was a three-story brick building with corner tower and was enlarged in 1900.

Local option became effective in 1907, followed by statewide prohibition in 1916, and national prohibition in 1920. Roesch's brewing career was over, but diversification saved him. One of his sidelines was the production of ice for railroad refrigerator cars. Conversion of the brewery to soft drink production was not commercially successful; in 1921 he sold the building to the Grande

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 5

Ronde Meat Company and it became a packing plant.* By this time Roesch was one of La Grande's wealthiest citizens, and he seemed to be ready to retire. In September, 1921, he announced he was moving to California. A front-page story in the La Grande Observer described his planned departure as a loss to the community because he was "one of the heaviest property owners here and has been one of the city's builders," and his "name has been woven and interwoven in La Grande affairs." However, he returned to active life in La Grande, turning his energies to managing his numerous properties and erecting buildings on them.

In 1911-12, Jerome E. Foley built the Foley Office Building on Chestnut Street, a five-story brick structure across from the Foley Hotel, now listed on the National Register. The family managed both operations until 1919, when the hotel was sold to the La Grande Commercial Hotel Company. It seems probable that the latter represented an arrangement between the Foley and Roesch families; Roesch once stated that he had thought of putting up a hotel as early as 1910. J. E. Foley died in 1922.

From January to December, 1926, Julius and Annie Roesch traveled around the world with their son Marcus, and Roesch seemed to be considering retirement again. The challenge of competition, however, brought him into a new phase of his career. On October 9, Foley Hotel manager Edith Phy announced that the hotel would be demolished and replaced by a modern seven-story facility. La Grande architect Charles B. Miller would draw the plans. On January 14, 1927 Mrs. Phy reported to the Observer that the new hotel was to be erected on the Foley corner, in the spring, by the prominent Portland contracting firm of Tranchell and Parelius. On January 20, S. L. Weeks, representing unnamed Portland interests, announced that a site had been secured on the corner of Fourth Street and Adams Avenue for a 103-room, six-story hotel to be operated by hotel man W. O. Klinger of Roseburg; on January 30, it was announced that the previously unnamed builder was Portland developer W. C. Beckett and that the contractors were Tranchell and Parelius, with work to begin March 1. The architects, not identified in newspaper coverage, were evidently a Portland firm.

On February 4, Julius Roesch announced that he would build a seven-story, first-class, modern hotel in La Grande, on Adams Avenue at the corner of Fir Street. It was to have a sixty-foot front and would extend on Fir all the way to the alley. Charles B. Miller would be the architect. \$252,000 was subscribed by Roesch and several other parties; he made way for the new building by demolishing one he had built only eight years before and by repossessing some property he had

*His brother William apparently had better luck. He was operating a soft drink company in Pendleton about 1930 and, following repeal, his brewery was revived for a few years.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 6

previously sold. Construction began in early April; the short time frame suggests that Miller's plan was the one intended to replace the Foley. It would have fitted either site. The old hotel, thus reprieved, soldiered on as a modestly priced hostelry, serving travelers through the close of World War II, and was not demolished until 1970.

Construction of the two buildings proceeded rapidly. Both were of steel and concrete construction with brick veneer and were completely fireproof. At one point Roesch contemplated adding an eighth floor but apparently abandoned the idea when it became certain that his competitor would not exceed six. Roesch's building was entirely of steel and poured concrete construction.

The Beckett project, named the La Grande Hotel, was completed first; it opened to considerable fanfare November 18, 1927 and was dedicated to the pioneers of eastern Oregon. Regarded as a luxurious facility, it was a fine hotel in every respect. Typical of the better urban hostelries of the day, it reflected the designs and decorating tastes of the early 1920's. Roesch's hotel, named the Sacajawea Inn, was open for business February 11, 1928, and its grand opening was celebrated February 18 when Roesch invited everyone in eastern Oregon to a party. It too was dedicated to the pioneers. It was a clean design, more modern in concept than its competitor, with a Western motif that enhanced its formal interior.

On January 3, 1930, less than two months after the stock market crash, Roesch announced a \$100,000 addition to the hotel. Proclaiming his intention to follow President Herbert Hoover's call to create jobs, Roesch said he would build an annex which would eventually match the hotel's seven stories. He promised to start with four stories which would add 45 rooms to the hotel, but when he reached that, he said he would add another; and so it went, floor by floor, until he actually completed all seven stories before opening the building later that year. Meanwhile the energetic 68 year-old bought other property and began building a 60 by 110 foot addition to the Chevrolet agency.

Julius Roesch was highly regarded as a town leader. He used many local contractors and merchants in his projects, and the hotel and annex made major contributions to the local economy. In 1930, he was chosen president of the Chamber of Commerce, served on the country club board, the city commission and planning commission, and was president of the Wallowa Mountain National Park Association, a group dedicated to gaining national park status for 60,000 acres of the Wallowa Mountains. That goal has never been realized, although the Forest Service designated part of it as the Eagle Cap primitive area in 1930.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 7

The 1920's saw La Grande's population grow 16 percent to 8043, and the town's population surpassed Baker's and Pendleton's, making it the eighth largest city in the state and the biggest in its region.. It was the commercial center for an agricultural valley which produced grains, fruits, cattle, and dairy products. Its lumber industry was substantial. The Mount Emily Lumber Company, under the direction of August Stange, owned over 100,000 acres of timber lands and employed nearly 500 workers with a payroll of \$720,000. The town was a major rail center. The Union Pacific Railroad payroll totaled nearly \$1.4 million for 704 workers. Prosperity brought tourists, business conventions, and salesmen creating a need for hotels. By 1927, when Roesch began the Sacajawea, there were the older Sommer and Foley Hotels, and the La Grande Hotel was under construction. Of the three, only the Sommer (1892) still stands, and it has a substantially remodeled exterior.

1930 turned out to be the peak year for La Grande's downtown growth, hiding the fact that the Depression would soon cause major problems. In addition to the Roesch building, the Masonic Lodge built a \$50,000 new store for the J.C. Penney Company, tearing down the last wooden buildings in La Grande's commercial core. The Union Pacific Railroad built a new \$150,000 depot, using the same contractors who had built the La Grande Hotel. Roesch's architect, Charles Miller, was commissioned to build a new creamery, and the year also saw the construction of a fruit dehydrator. The new Eastern Oregon Normal School graduated its first class of 74 students.

Prosperity promised to continue indefinitely, but the Depression was arriving. La Grande allowed homeless transients to sleep in the city jail. The month Roesch announced his new building found 29 people accepting the offer on a single night. That year the Mount Emily Lumber Company suspended work for six months. The next year the railroad laid off or transferred to Portland several hundred workers. Agriculture fell into deep depression with wheat prices at disastrous lows and declining demand for fruit and dairy products. Farmers who had to borrow to pay their taxes demanded tax relief, and editors asked teachers to take salary cuts. Service organizations and churches combined to create jobs for the needy, mainly by collecting donated wood for them to cut and publicizing odd jobs.. Portland newspapers reported rumors (which proved false) that Eastern Oregon Normal would close. Bankruptcy sales and tax defaults mounted, and the weekly newspaper folded in August, 1931. La Grande's city finances were strained by the discovery of the city treasurer's embezzlement of \$100,000 over the previous decade and by ambitious street and water improvements begun before hard times hit. The Sisters of Saint Francis closed the Sacred Heart Academy after forty years in La Grande when their last fund drive failed. A merchant's sale advertisement spoke for many: "we have picked the wrong year to go into an expansion program."

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 8

La Grande could not support two first class 100-room hotels. By the mid-1930's the Roesch family had heavy mortgage debt, but it outlasted the competition. The La Grande Hotel closed its doors, then, in a time of extreme cold weather, the heating and plumbing systems froze with disastrous results. The damage was so extensive that rehabilitation costs would have been prohibitive. The building was never used again and was eventually demolished. However, the Roesch family continued to operate their hotel until its demolition in 1970.

The Sacajawea prospered until the period following World War II, when motels replaced hotels as the traveler's favored lodging. Ownership and management of the complex remained in the Roesch family, although degrees of ownership among the members varied from time to time. Julius' son Marcus managed the Roesch Building before Roesch Fitzgerald, Julius' grandson, took over management of both the Sacajawea Inn and the Roesch Building in 1955. As hotel use declined it became necessary to close floor after floor of the Sacajawea until only its ground floor and mezzanine remained open. Throughout its existence it had played a central role in the life of the community. The lobby and coffee shop were favorite meeting places for visitors and local residents; the radio station and various other offices occupied the mezzanine; organizational meetings and receptions were held in the small ballroom; the large ballroom hosted conventions, dances and many other events. On one occasion it served as a temporary fight arena for the great Jack Dempsey.

Sadly, the building was doomed because it was too well built: its interior walls were all poured reinforced concrete and the spaces could not be rearranged for other uses. If the partitions had been terra cotta or other laid-up fireproof material, the facility could, with reasonable care, have lasted for several hundred years. As it was, taxes and structural inflexibility left its owners with no choice. La Grande's most popular landmark, beloved by members of the community and region, was demolished in 1970. Its demise was preceded by an open house, with tours of the entire building, followed by a public auction of its furnishings and other contents.

The site of both the hotel and the business block called the East Annex is now occupied by the La Grande branch of U.S. Bank. The Roesch Building, now sole survivor of Julius Roesch's ambitious complex, is an outstanding landmark in its own right and remains the tallest building ever erected in La Grande.

Julius Roesch maintained an unrelenting hostility toward outside interests and absentee owners after his experience with Tranchell, Parelus and Beckett. He maintained that there was no need to go beyond the immediate area when required resources and talents were available locally, and he spent an impressive part of his fortune to prove the point. He was a shrewd businessman, an active leader in the community, and a fighter when the occasion required him to be. His influence

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 9

on the city of La Grande was great and lasting. He died at the age of 98, on April 21, 1960. His son Marcus died April 26, 1976.

The Roesch Building, known affectionately by local residents as the Sac Annex, remained in the family until the eventual heirs, Roesch Fitzgerald and his sister, Nancy Fitzgerald Stack, sold it in 1990.

ROESCH FITZGERALD

Roesch Andrew Fitzgerald, grandson of Julius Roesch, was born to Martin and Louise (Roesch) Fitzgerald January 30, 1930. He attended school in La Grande, graduating from La Grande High School in 1948, and attended Eastern Oregon College for two years. He graduated from Washington State University in 1952 with a degree in business administration and hotel management. After serving two years with the Counterintelligence Corps during the Korean War, he returned to La Grande and in 1955 took over the management of the hotel, apartment and commercial business established by his grandfather. He married Donna J. Walenta in Moscow, Idaho the same year.

Fitzgerald was one of La Grande's most prominent citizens and was active in many aspects of community life. He was a member of the City Council from 1972 to 1976 and served a term as mayor; he was a board member of the La Grande Industrial Development Corporation, La Grande-Union County Chamber of Commerce, La Grande Country Club, and other service and community organizations. He was liked and respected by those who knew him. His death, on December 17, 1990, marked the end of an era.

The Roesch building still stands as a monument to an optimistic and expansive period in La Grande's history. All three of the big hotels are gone. The depot still stands, but will probably be sold soon. The creamery and the dehydrator have gone. La Grande's commercial district reached its peak with the construction of the Roesch building, and it still towers over it.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 10**CHARLES B. MILLER**

Charles Benjamin Miller was born October 21, 1888 in Tina, Carroll County, Missouri. He moved to La Grande, Oregon in 1916. The writers thus far have been unable to determine where Miller studied his chosen profession or under whom he received his training. He was licensed to practice architecture in Oregon on August 23, 1919 and, beginning in 1920, he appears in local directories as Charles B. Miller, Architect. His office was on the second floor of the La Grande National Bank (later First National) building at 1215 Adams Avenue (Room 11). His residence, a handsome and very sleek bungalow of his own design, is located at 603 Penn. He was a member of A.I.A., was active in his profession, and served on the Oregon State Board of Architect Examiners from 1922-1927.

Miller was an accomplished architect whose work compares very favorably with that of his urban contemporaries. His designs are notable for good proportions, quiet elegance, structural integrity, and great attention to detail and finish. He was responsible for nearly all the finer homes built in La Grande between 1920 and 1936 and for many of the more modest dwellings as well. He was comfortable with all the derivative styles of the period and his more eclectic designs, combining elements from more than one style, were esthetically satisfying. His first major residential design was probably the large Colonial style home of lumberman August J. Stange (completed 1923), still considered to be one of the city's finest homes. It was followed by many others. A number of these are illustrated in the La Grande Observer's Progress Edition of August 31, 1927, along with an article by Miller describing them and outlining their various historical backgrounds. Even his most elaborate examples, as in those evoking half-timbered structures, are very clean, cool, uncomplicated and restful. There is a certain impersonal quality about them.

Miller was equally at home with larger projects. His designs for Julius Roesch's Sacajawea Inn (1927) and Roesch Building (1930) look forward and were very modern for their time. The Sacajawea was a crisp, uncluttered rectangular building with plain double-hung windows in the upper floors; ground floor and mezzanine were provided with generous expanses of glass. The lobby was finished in troweled plaster with an antique glaze that suggested adobe; an Indian motif was carried out with painted decorations on the beamed ceiling, similar decorations on parchment lamp shades and complementary patterns in upholstery and other fabrics. It was a plain but comfortable area whose restrained elegance was enhanced by dark wood and a handsome marble staircase with iron banister. If the lobby were duplicated today for a resort hotel in the Southwest it would not seem particularly dated. Individual hotel rooms were characterized by the same quiet simplicity, which was tempered somewhat by Thonet bentwood chairs and the elaborate bridge lamps of that period.

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

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

Miller's Roesch Building (1930) complemented the Sacajawea but is more modern in appearance and in most respects does not reveal its age to the casual observer. Slightly taller than its predecessor, it is an even cleaner design. The ground floor commercial spaces, with inset doors and period window treatment, and the oak-paneled lobby with its original elevator, served to identify the actual time of construction. The building has aged gracefully and very few changes have been made in it; fortunately, these are not irreversible. This is a testimonial to the soundness of its design and construction. In all of Miller's buildings, however modest, the emphasis on materials and workmanship of high quality is clearly evident. Attention to detail in the Roesch Building is noticeable throughout.

Other currently known examples of Miller's commercial architecture in La Grande include the former La Grande Observer building, 1710 Sixth Street (1929), an attractive and well preserved brick design; the Blue Mountain Creamery Building, a surprisingly light and airy composition in reinforced concrete and glass (1929); and the complete replacement of the Star theater, resulting in a Spanish-style facade (1930). The theater was renamed the Granada, a name it still bears; but Miller's work has been eliminated by later remodelings. The creamery, which was located on the north side of Washington Avenue between Fourth and Depot Streets, was demolished c. 1965 and replaced by a parking lot.

In 1937 Charles Miller moved to Pendleton, where he continued in practice. His structures, found throughout the area, included some of the leading school and commercial buildings as well as numerous residences. He continued in active practice until his death at age 71 on January 2, 1960; he was handicapped to some extent by illness during the last few months of his life. A son, Donald Miller, was professionally associated with him in Pendleton for many years before relocating in Bellevue, Washington. Dr. Lee C. Johnson, Professor Emeritus of History, at Eastern Oregon State College (La Grande), knew Charles Miller and remembers him as a pleasant but rather taciturn man who was absorbed by his work and had comparatively few close friends: it is probable that he found little time for socializing. He was a life member of the La Grande Elks Lodge and also a member of La Grande Lodge No. 7, A. F. And A. M. They may have provided whatever social outlet he required. He was well known throughout the region. The writers have been unable to determine whether any files of Miller's records or drawings have survived.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

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Union County Death and Burial Records (L.D.S. Family History Center, La Grande,
Oregon).

Roesch Building
Name of Property

Union County, Oregon
County and State

10. Geographical Data

Acreeage of Property 0.303+ (13,200 sq. ft.)

La Grande, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

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Zone		Easting						Northing						

3

Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheet

11. Form Prepared By

name/title Charles Coate / John W. Evans

organization N/A date November 30, 1995

street & number 201 Sixth Street telephone (541) 963-5118

city or town La Grande state OR zip code 97850

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps Site Plan
La Grande City Map, 1969

A USGS map (7.5 or 15 minute series) indicating the property's location. (La Grande, 1994)

La Grande Plat Map (portion)

A Sketch map for historic districts and properties having large acreage or numerous resources. N/A

Building plans
Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Farmterials, Incorporated; Chris Dunn, President

street & number 1425 Campbell Street, P.O. Box 1006 telephone (541) 523-6931

city or town Baker City state OR zip code 97814

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Verbal Boundary Description

The nominated area is located in SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 5, Township 3 South, Range 38 East of the Willamette Meridian, in Union County, Oregon, and is legally described as Lots 31, 32, 33 and 34 of Block 108, Chaplin's Addition to the City of La Grande. It is otherwise identified as Tax Lot 5800 at said location.

Boundary Justification

The nominated area encompasses the entire urban tax lot (110 x 120 feet) occupied by the Roesch Building (also known locally as the Sacajawea Annex) from 1930 onward.

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

**National Register of Historic Places
Continuation Sheet**

Section number 11 Page 1

LIST OF PHOTOGRAPHS TO ACCOMPANY NOMINATION

1. Northwest and Southwest Elevations (from west corner of building)
2. Northeast and Northwest Elevations (from north corner of building)
3. Southeast and Northeast Elevations (southeast and northeast wings, with garage)
4. Entrance
5. Left side of entrance recess
6. Pilaster and beam details, entrance recess
7. Lobby, from vestibule
8. Lobby, looking toward vestibule
9. Corner of lobby next to vestibule, with view of light fixture
10. Lobby, with view of elevator
11. Elevator interior (Ruth Young, operator)
12. Enclosed stairwell between first and second floors
13. Second floor hall showing office reception area; reception area is to left; hall leading to southeast wing is visible beyond
14. Interior of office reception area
15. Office reception area. Plaster detail
16. Second floor hallway
17. The room that was never finished
18. Third floor office area (321)
19. Office suite (321) showing mahogany cabinetwork
20. Third floor office area (327) showing mahogany cabinetwork
21. Fifth floor doors across from elevator
22. Sixth floor. Typical mahogany door
23. Sixth floor apartment (623). Entry hall with Art Deco light fixture
24. Apartment 623. Arched French doors between dinette and living room. This is the only apartment of its kind in the building
25. Sixth floor apartment (623). Living room, showing entry and coved ceilings
26. Apartment 623. Entry hall
27. Apartment 623. Bathroom detail (tile)
28. Seventh floor apartment (723). View of dinette from kitchen, showing arch and original tile. Apartment is similar in layout to 623 but less elaborate.
29. Apartment 723. View from entry into hall, showing original ceiling fixture
30. Fifth floor apartment (525). Original ceiling fixture
31. Original Art Deco ceiling fixture
32. Seventh floor. Original Art Deco ceiling fixture
33. Sacajawea Hotel under construction, 1927
34. Roesch Building (Sacajawea Annex) under construction, 1930
35. Sacajawea Hotel and Roesch Building (Sacajawea Annex), c.1948

Roesch Building

Union County, Oregon

PLAT MAP

THIS MAP IS FURNISHED TO ASSIST IN LOCATING PREMISES. IT IS NOT A SURVEY, AND NO LIABILITY IS ASSUMED FOR ANY ERRORS THEREON. THE ABSTRACT & TITLE CO.

SEE MAP 3 38 5CD

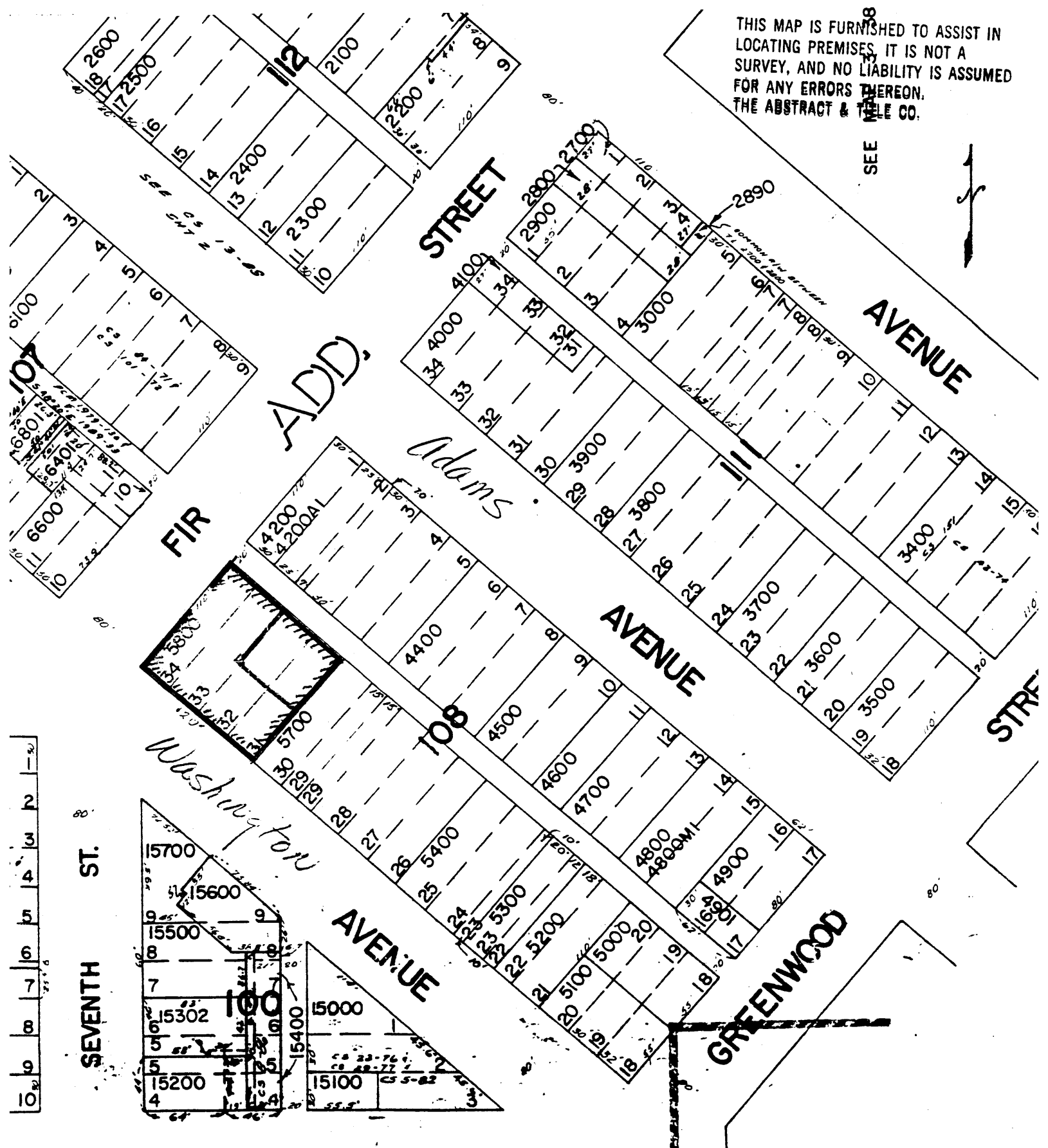


SITE PLAN

Note: Nominated structure occupies entire tax lot

THIS MAP IS FURNISHED TO ASSIST IN LOCATING PREMISES, IT IS NOT A SURVEY, AND NO LIABILITY IS ASSUMED FOR ANY ERRORS THEREON. THE ABSTRACT & TITLE CO.

SEE MAP 18



SEVENTH ST.

1 2 3 4 5 6 7 8 9 10

Washington

FIRM ADD

Adams

TOB AVENUE

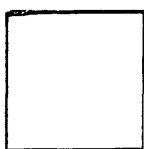
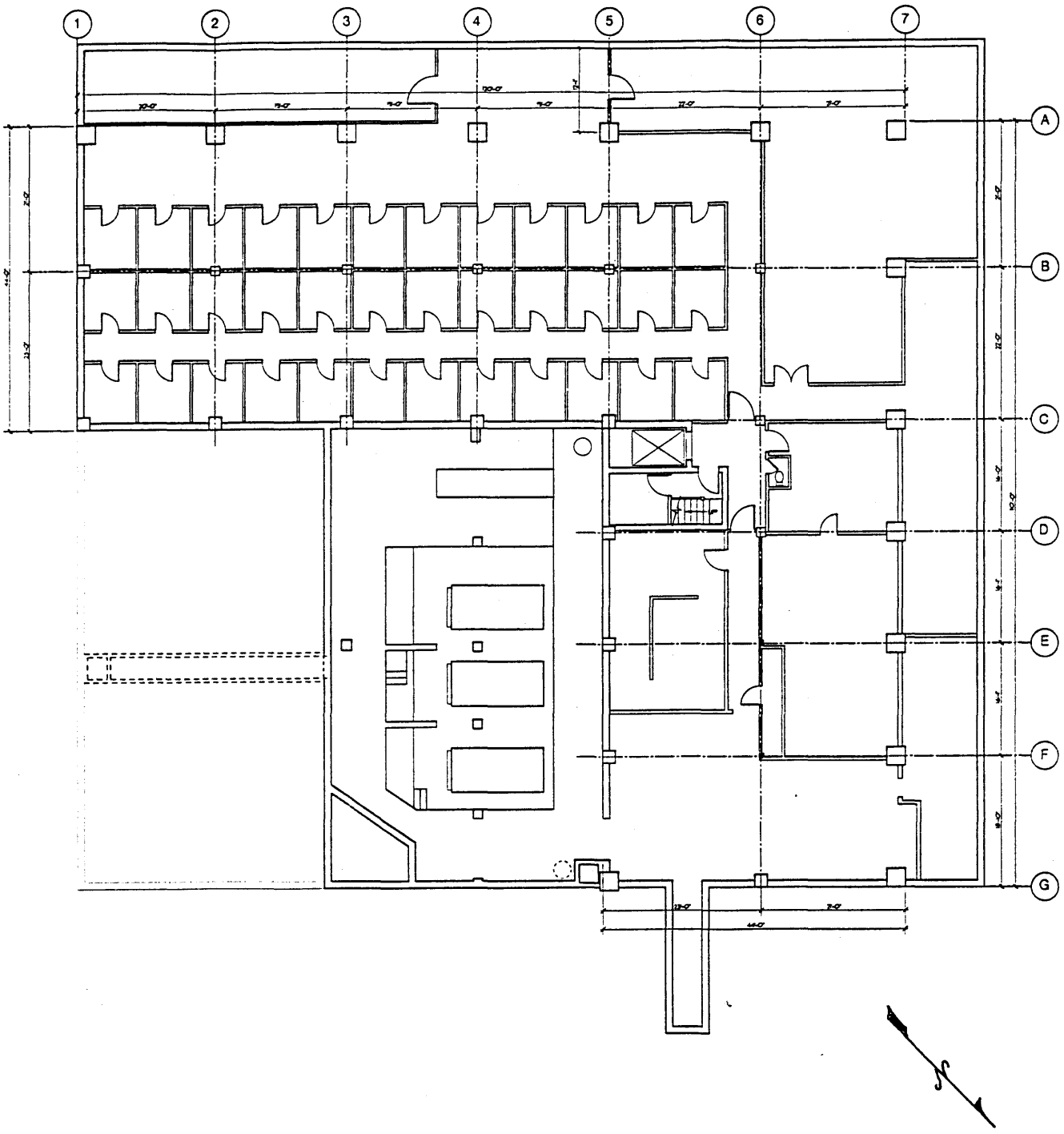
GREENWOOD

STREET

AVENUE

AVENUE

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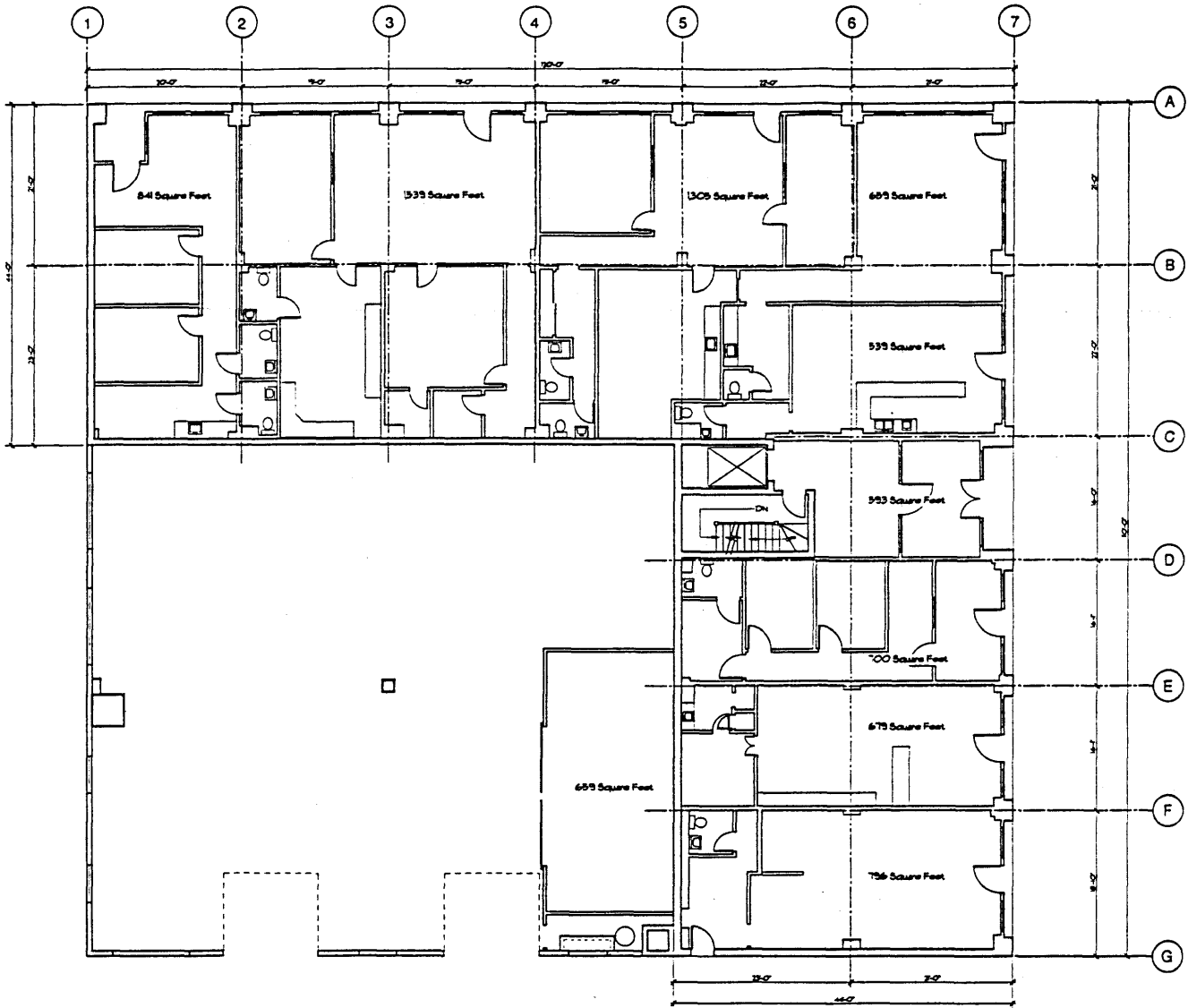
WASSERBERGER
ARCHITECTS PC
 1200 S. Main Street
 Portland, Oregon 97202
 Tel. (503) 224-2141
 Fax: (503) 224-2446

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 La Grande, Oregon

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DRAWN BY:	JA
JOB NO.:	95001
SCALE:	1/8" = 1'-0"
DRAWING TITLE:	BASEMENT FLOOR PLAN

1 FLOOR PLAN
 1/8" = 1'-0"

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A0



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 La Grande, Oregon

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DATE: 10/31/95

DRAWN BY: JRL

JOB NO: 95001

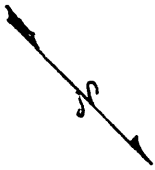
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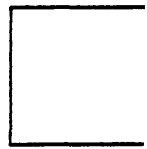
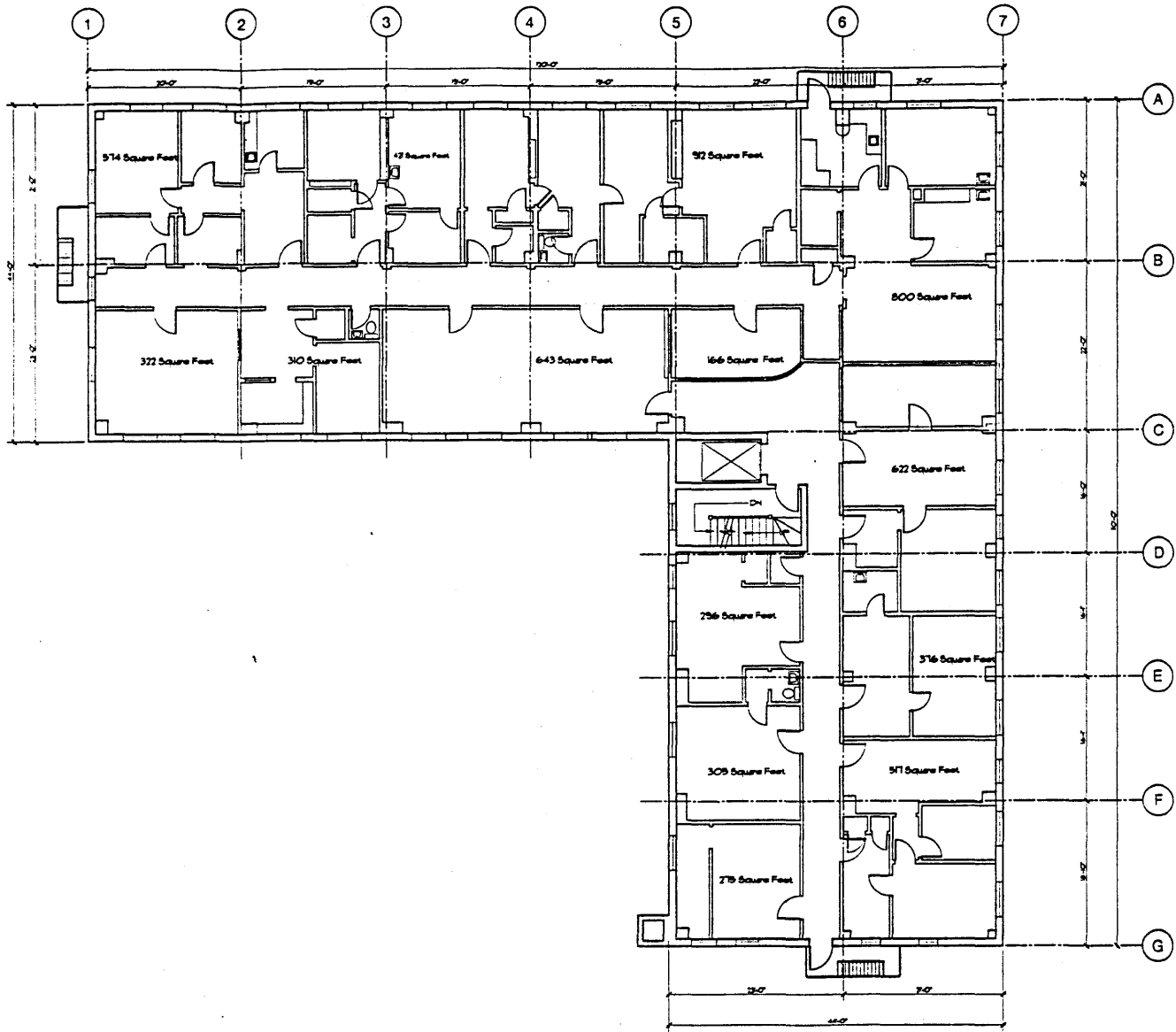
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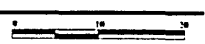


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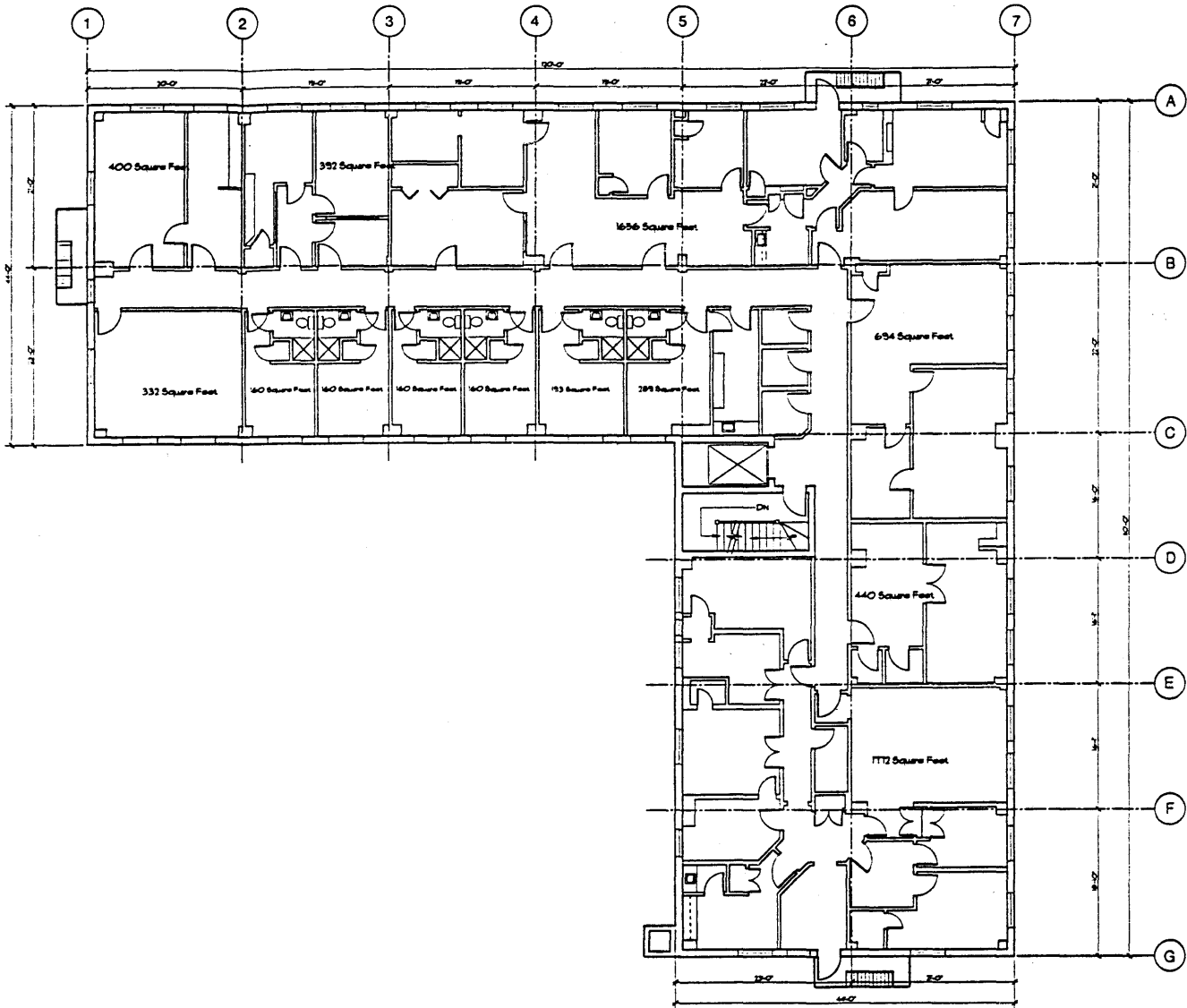
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 La Grande, Oregon

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1 FLOOR PLAN
 1/8" = 1'-0"



DRAWING NO:
A2



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 Portland, Oregon 97202
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La Grande - SAC Annex
 La Grande, Oregon

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DATE: 10/31/95

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JOB NO: 95001

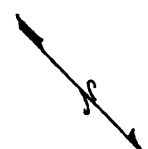
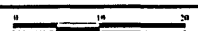
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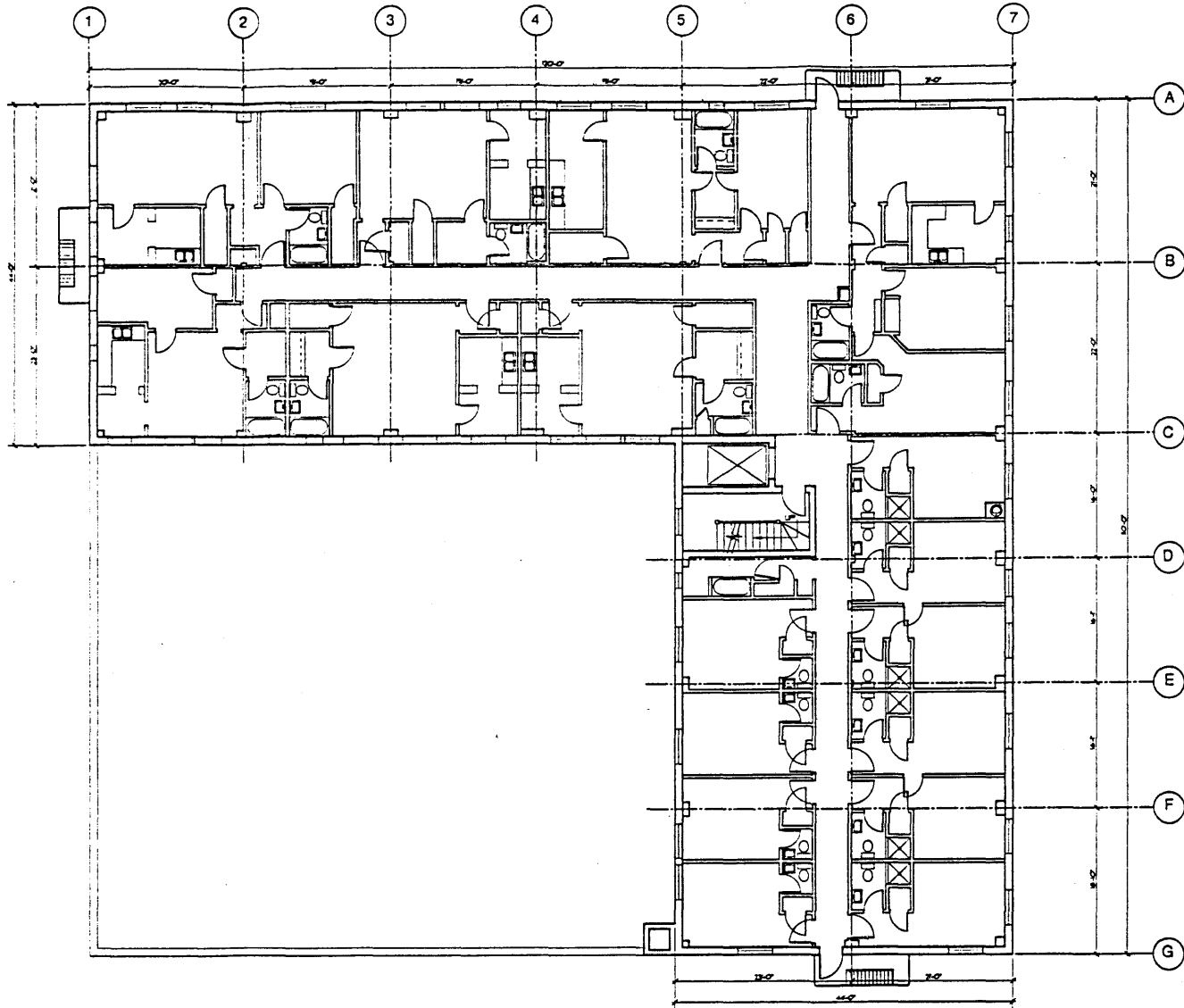
DRAWING TITLE:
 3rd FLOOR PLAN

DRAWING NO:

A3

1 FLOOR PLAN
 1/8" = 1'-0"





WASSERBERGER BERENSON
 PARTNERSHIP, ARCHITECTS PC
 1200 N. Main Street, Suite 200
 La Grande, Oregon 97030
 Tel: (503) 325-2111
 Fax: (503) 325-4486

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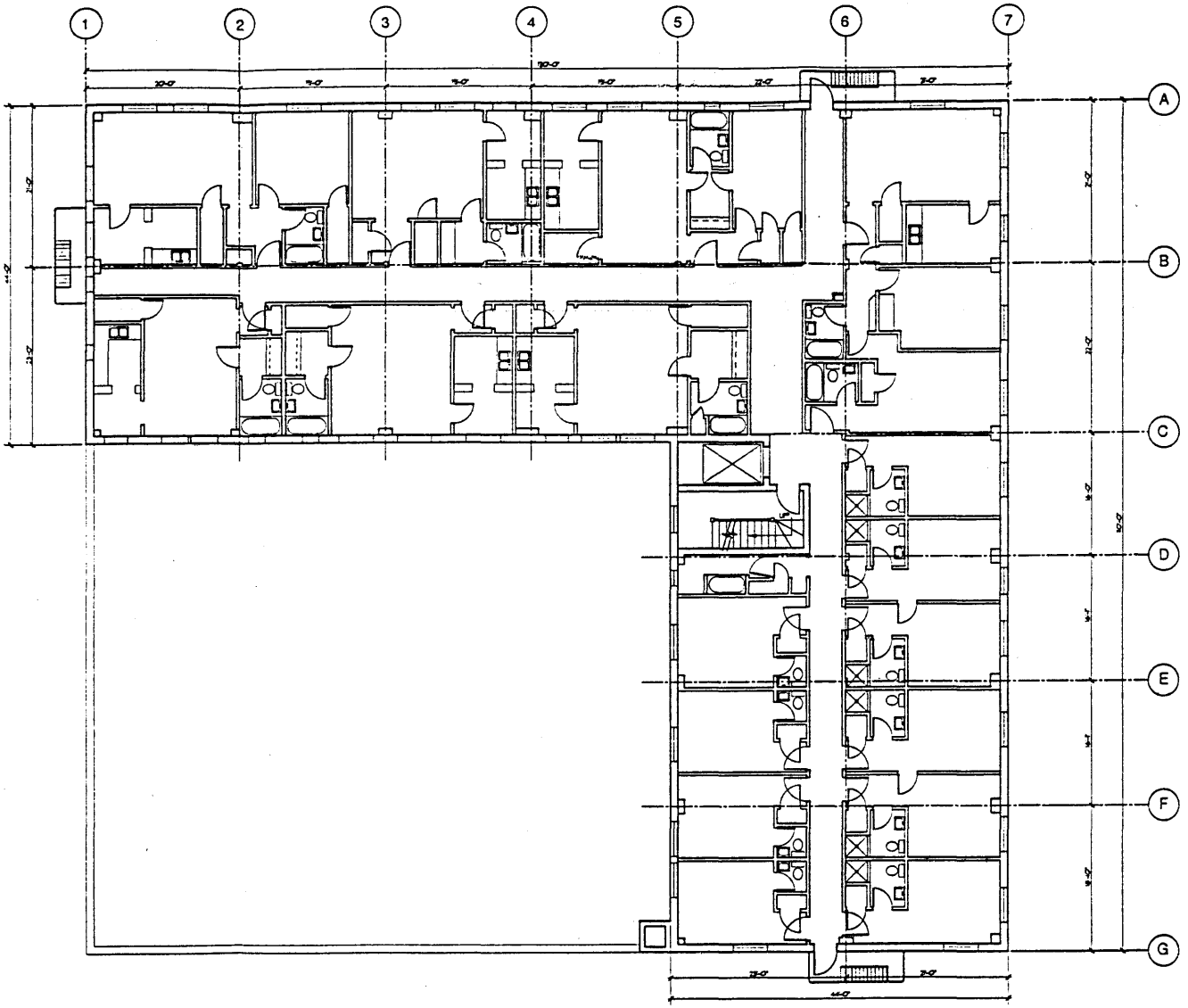
REVISION:

DATE: 10/31/95
 DRAWN BY: JA
 JOB NO: 95001
 SCALE: 1/8" = 1'-0"
 DRAWING TITLE:
 4th FLOOR PLAN

1 FLOOR PLAN
 1/8" = 1'-0"



DRAWING NO:
A4



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 10000 Wilshire Blvd
 Suite 1000
 Beverly Hills, CA 90210
 Tel: (310) 274-2444

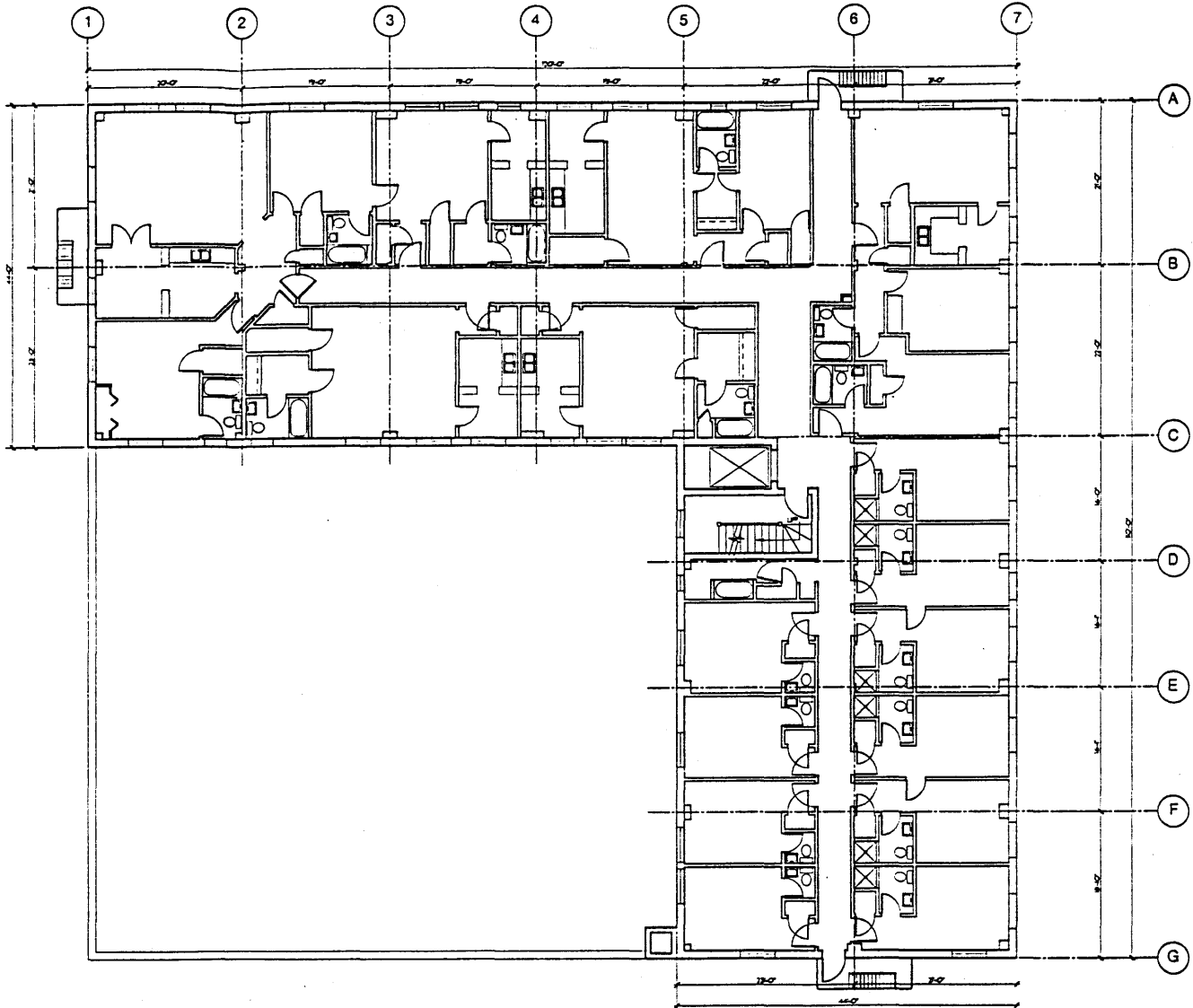
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REVISION:

 DATE: 10/31/95
 DRAWN BY: JA
 JOB NO: 95001
 SCALE: 1/8" = 1'-0"
 DRAWING TITLE:
5th FLOOR PLAN

1 FLOOR PLAN
 1/8" = 1'-0"

DRAWING NO:
A5

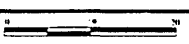



WASSENGER & BENSON
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 1000 S. Main Street
 Portland, Oregon 97202
 Tel: (503) 224-8400

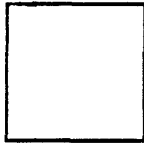
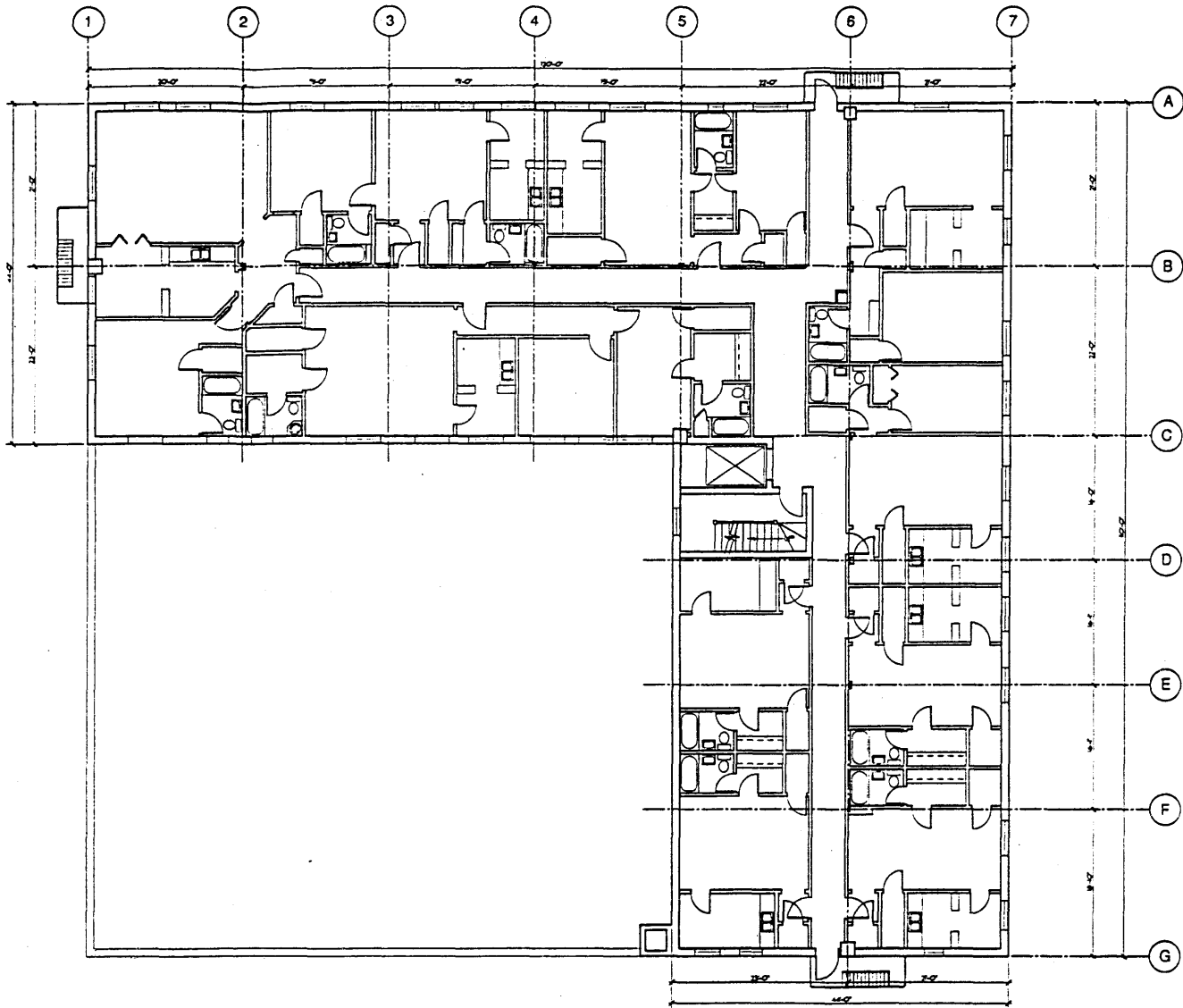
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REVISION:	
DATE:	10/31/95
DRAWN BY:	JA
JOB NO.:	95001
SCALE:	1/8" = 1'-0"
DRAWING TITLE:	6th FLOOR PLAN

1 FLOOR PLAN
 1/8" = 1'-0"



DRAWING NO:
A6



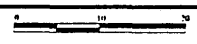
WASSERBERGER ROBINSON
 PARTNERSHIP, ARCHITECTS PC
 1000 N. Mountain Blvd.
 Portland, Oregon 97227
 Tel: 503/222-7711
 Fax: 503/222-0800

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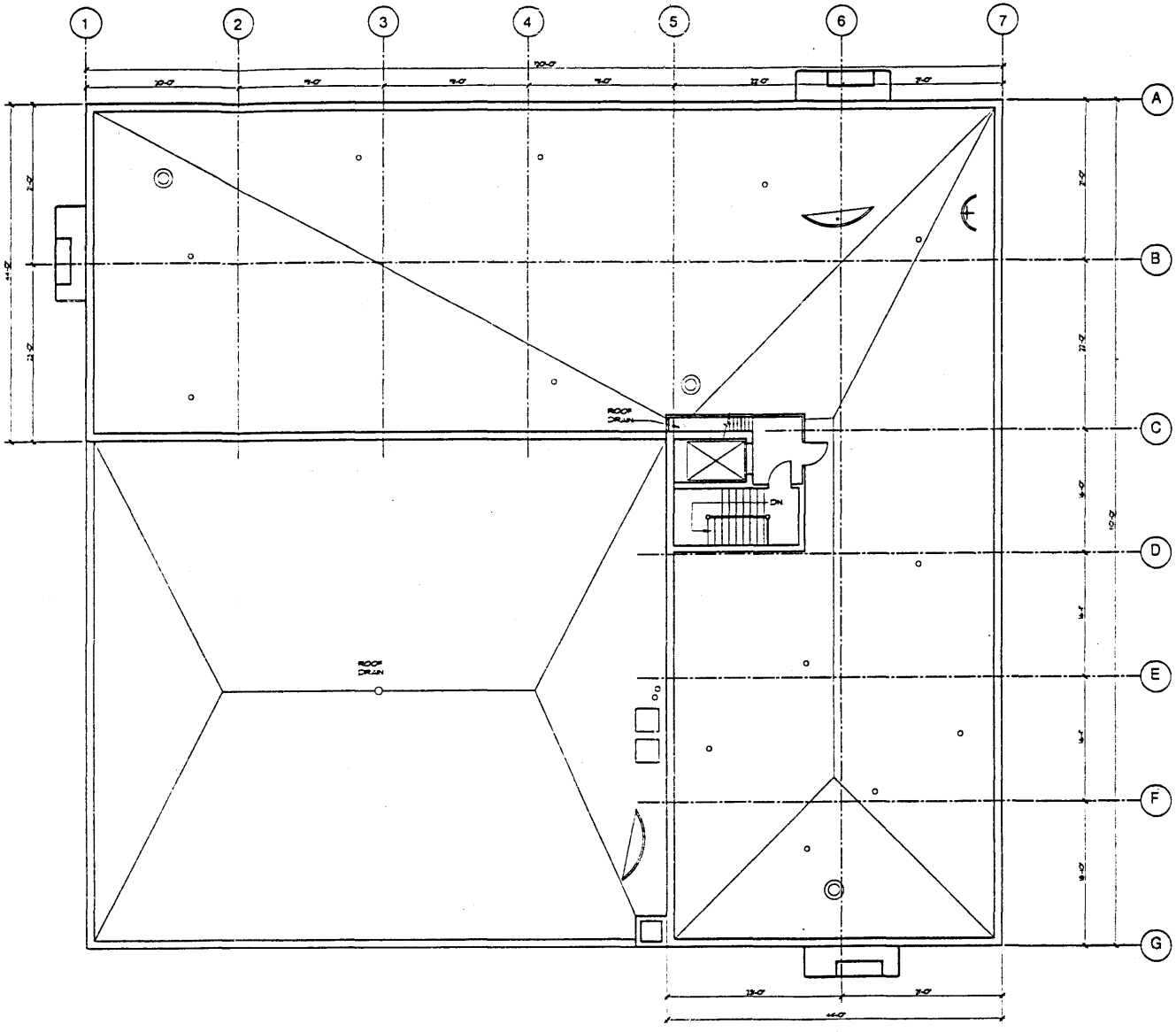
REVISION:

DATE: 10/31/95
 DRAWN BY: JA
 JOB NO: 95001
 SCALE: 1/8" = 1'-0"
 DRAWING TITLE:
 7th FLOOR PLAN

1 FLOOR PLAN
 1/8" = 1'-0"



DRAWING NO:
A7

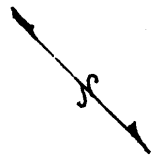



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REVISION:

DATE: 10/31/95
 DRAWN BY: JA
 JOB NO: 95001
 SCALE: 1/8" = 1'-0"
 DRAWING TITLE:
ROOF PLAN



1 ROOF PLAN
 1/8" = 1'-0"



DRAWING NO:
A8