

United States Department of the Interior  
National Park Service

RECEIVED

National Register of Historic Places  
Registration Form

DEC 13 1993

NATIONAL

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions **NATIONAL REGISTER** 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 Gotter Hotel

other names/site number \_\_\_\_\_

2. Location

street & number 301 W. Main Street N/A not for publication

city or town Enterprise N/A vicinity

state Oregon code OR county Wallowa code 063 zip code 97828

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.)

James Hamrick December 1, 1993  
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:)

PT Signature of the Keeper Entered in the Date of Action  
Guymr. Lapser National Register 12/1/94

Gotter Hotel  
Name of Property

Wallowa County, OR  
County and State

**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	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

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

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/business  
DOMESTIC/hotel

**Current Functions**

(Enter categories from instructions)

COMMERCE/business

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century  
American Movement  
Commercial Style

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
walls BRICK  
roof SYNTHETICS  
other

**Narrative Description**

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

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1Gotter Hotel  
Wallowa County, OR

## Narrative Description

Built in the Commercial style in 1917, the Gotter Hotel is set on a corner sixty-foot lot fronting Main Street, two blocks West of Enterprise's Court House Square. The building is three-story-plus-basement with a rectangular ground plan. A small one-story kitchen addition was built on the alley side in 1918. Construction features a post-and-beam structural system with brick exterior walls. Decorative elements of the facade are formed through contrasting brick colors forming string courses between each floor and ornamentation in the parapet. Alterations to the exterior have been minimal.

The foundation is concrete. The building's central corner is set at forty-five degrees with an entrance door at street level, single second and third-floor windows and at the top, a decorative parapet with a pediment flanked by white brick columns. The first-floor facades have three storefront bays divided by brick piers. The storefronts contain kickplate areas and display and clerestory windows. A concrete band separates the retail area from the second floor and serves as the sill for the second-floor windows. Similarly, facade walls are divided into three bays with flat arch window openings. The second-floor windows are one over one double-hung sash, while the third-floor windows are four light over one double-hung sash.

The building's brick is a stretcher bond primarily of red brick. The brick facade relies on a pattern of decorative detail supplied by variation in courses and contrasting colors to impart interest. Bands of white brick accentuate the third-floor windows with headers forming a projecting sill course, while the lintels are part of tooth-like dentil band. The building's most elaborate area is the parapet. Projecting white bricks form string courses and decorative designs of brick headers and stretchers. The coping is white bricks laid on edge. The roof is gently sloped, draining to the back of the building.

The building is in good condition and the exterior of the second-and third-floor zone has maintained its original appearance. Modifications to street level include painting the brick piers and clerestory windows, and removal of some of the former retail store entrances. A metal awning has been added along the Main Street facade. The former hotel lobby entrance remains, as does the side entrance door and modest stairwell to the second and third floors. The first-floor lobby space and shop space were modernized with new partitions and finishes in the 1960's. The second floor has an H shaped hallway plan providing access to twelve single rooms. The third floor has a U shaped hallway plan providing access to sixteen single rooms. The balloon framed walls of second and third floor rooms of the former hotel remain, but all interior doors, molding and plaster were removed in the early 1980s.

Gotter Hotel  
Name of Property

Wallowa County, OR  
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

**Period of Significance**

1917

**Significant Dates**

1917

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Narrative Statement of Significance**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Gotter Hotel  
Name of Property

Wallowa County, OR  
County and State

**10. Geographical Data**

**Acreage of Property** less than one (0.15)

Enterprise, Oregon 1:24000

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	1	4	7	8	1	4	0	5	0	3	0	0	8	0
Zone		Easting					Northing							

  
2 

Zone		Easting					Northing							

3 

Zone		Easting					Northing							

  
4 

Zone		Easting					Northing							

  
 See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title John Bertram  
organization Planmakers date July 28, 1993  
street & number 417 S. 13th telephone (208) 336-1438  
city or town Boise state ID zip code 83702

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**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.

**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 Chrisman Investments  
street & number 301 W. Main Street telephone (503) 426-4965  
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. 470 *et seq.*).

**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.

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**National Register of Historic Places  
Continuation Sheet**

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**SHPO SUMMARY**

The three-story Commercial-style Gotter Hotel which stands at the northwest corner of Main and West Second Streets in the heart of Enterprise, Oregon was built in 1917. Enterprise was founded as a agricultural and timber trading center in northeastern Oregon and, as the center of population in a large rural district, it was readily designated the Wallowa County seat. The town's period of vigorous upbuilding commenced in 1909, following arrival of rail transportation; was spurred by opening of the Eastern Oregon Lumber Company Mill in 1915, and reached its height in 1917.

The Gotter Hotel meets National Register Criterion C as an outstanding example of commercial development in Enterprise at the height of the building boom. Specifically, it is significant as a substantial, notably intact and singular example, locally, of Commercial-style architecture expressed in polychromed brick.

The hotel is of timber post and beam construction with brick exterior walls. It rises on a basement and concrete foundation to a height of three stories and presents its major frontage along Main Street. The lot dimensions are 110 x 60 feet. A single-story brick-faced kitchen addition stands on the north elevation. Street elevations are faced predominately with stretcher bond red brick accented by high-contrast white brick.

Although the architect or contractor are as yet unknown, the hotel building exhibits the three-part horizontal "base-shaft-capital" organization characteristic of tall buildings designed by influential architects of the Chicago School. With its contrasting trim elements from the Classical vocabulary, the building almost as readily could be interpreted as a small town evocation of Italian palazzo architecture showing the influence of the American Renaissance. Ground story storefronts are substantially intact between wide brick-faced piers that have been painted white. The lobby entrance is contained in a beveled corner bay crowned at the parapet by a pedimented crest. Second and third stories have frameless flat-arched openings fitted with double-hung windows with narrow top sash, those of the third story having divided lights. White brick quoining and denticulated string courses provide lively articulation of the facades. A second story string course frames windows as a pictorial architrave molding. A solid brick

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balustrade with capped posts finishes the street fronts as a high parapet.

Retail spaces of the ground story and the hotel interior have been considerably altered. However, the secondary street level entrance on West Second Street and stairway to upper stories are intact, and the double-loaded corridor pattern, which varies from an H-shaped configuration on the second story to a U-shaped configuration on the third, is preserved. All interior doors, molding and plaster were removed in the 1980s as the building was converted to other uses.

The building's historic investors were S. A. (Sam) and Ben Gotter, wheat farmers who owned a sizeable spread outlying Enterprise. Sam Gotter opened the Gotter & Company farm machinery business in the downtown and, on completion of the hotel, his office and salesroom were moved to retail space in the hotel on Main Street. A depressed economy following the First World War forced the Gotter brothers to give up their holdings, but the hotel remained in use for its original purpose under varied ownership until 1973. The current owner is embarked on a rehabilitation.

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Continuation SheetSection number 8 Page 1Gotter Hotel  
Wallowa County, OR

## Statement of Significance:

The Gotter Hotel is significant under Criterion C for its architecture. Built in 1917, the hotel was one of the largest and last buildings built in a rapid period of growth for the City of Enterprise. The building's use, scale and decorative details were representative of the optimism of a small, growing community. With the U.S. entering World War I, 1917 proved to be a watershed year, a pinnacle, that has never been matched again. The physical appearance of the entire downtown business district remains essentially the same as it was in 1917, when the city's building boom ended. Enterprise's architecture is reflective of the county's economy.

Enterprise was established in 1887 and its central square became the county courthouse a year later. The surrounding county developed as an agricultural region with logging an important secondary activity. The town was the trade center for ranchers in the county and provided services for rural districts. The railroad arrived in the valley by 1908 and in 1915 an additional stimulus to growth was the mill of the Eastern Oregon Lumber Company. This caused the population to double by 1917. The impact of the railroad coupled with the rapid increase in population was responsible for a corresponding increase in commercial activity and a building boom in the years 1909-1917. Optimism about the future had reached a fever pitch by 1917.

S.A. (Sam) Gotter and brother Ben became one of largest big hill farmers of Wallowa County. By 1917, the brothers owned over 3,840 acres. They often acquired farm land by trades, largely for town property. The brothers became capable farmers, raising large crops of good wheat. Ben stayed on the ranch breaking plow land and putting in crops, while S.A. opened an implement and machinery business, Gotter & Co., in Enterprise and built the Gotter Hotel. Farming prospered in Wallowa County and Gotter & Co. was the only exclusive house of its kind in the area, handling implements such as Oliver Plows, Superior Drills, Winona Wagons, P. & O. Gas Engines, McCormick harvesting machinery, Rumely Oil Pull Tractors, U.S. Cream Separators, Harrows machinery line and Maytag Washers. When the Gotter Hotel was completed in 1917, Gotter & Co. moved their office and salesroom to the building's shop space along Main Street.



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S.A. Gotter Hotel  
Wallowa County, OR

Statement of Significance (continued)

Initial newspaper reports indicated Mr. Gotter planned to build a smaller building, but Enterprise's boom encouraged him to move ahead on a hotel to serve the growing community. When Mr. Gotter erected the building he forgot one essential for a hotel: a kitchen. He later built a one-story addition on the north side to correct the oversight. With the outbreak of World War I, the hotel was built during a time with increasing shortages among construction supplies. The Gotter Hotel, with its decorative brick details presented a vernacular interpretation of the fashionable brick city buildings. Hotels were typically the outlet for local bricklayers' creativity.

On April 6, 1917, the U.S. declared war on Germany. The war now touched Enterprise with a wave of patriotism as men answered the call to duty. The diminishing availability of labor coupled with a wartime inflation made materials prohibitively expensive and effectively brought an end to construction in the town. The Gotter Hotel was one of the last buildings completed as an increasing shortage among construction supplies virtually shut down building in the once-vibrant town. During this period a number of citizens began emigrating to the coast for work in the war-related manufacturing industries and many had left the county to serve in the military. Thus, through military service and war work, a good number of people who had lived all their lives in rural areas became exposed to an urban environment and liked it. By the time the war ended, the main and unexpectedly casualty of that global conflict turned out to be small-town America. At war's end, for the first time in the nation's history, more Americans lived in cities than lived in small towns. A great many had been drawn to places such as Portland or Seattle by the high-paying jobs available in the war-related industries. Once the war ended they simply stayed.

Wallowa County's post-war era became a period of widespread depression, especially in the agricultural and lumber-based segments of the economy. The 1920's were marked by a steady economic decline. Business failures became common, and numerous foreclosures occurred against many citizens for failure to pay taxes and assessments. Ben Gotter had to give up the ranch. Early in 1924, S.A. Gotter sold the hotel. The following year it was foreclosed and sold at a sheriff's sale. The Gotter family moved to the Los Angeles area. The severe agricultural recession lasted throughout the Twenties, only to merge with the Great Depression that began in 1929. The Gotter Hotel continued in operation, becoming the Caton Hotel in 1949. It remained a hotel until 1973 with the ground floor continuing to serve commercial uses.

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S.A. Gotter Hotel  
Wallowa County, OR

Bibliography

Baily, Barbra Ruth, *Main Street Northeastern Oregon, The Founding and Development of Small Towns*, Oregon Historical Society, Portland, Oregon, 1982.

Barklow, Irene, *School Days in the Wallowas*, Enchantments Publishing of Oregon, Enterprise, Oregon, 1992.

Bartlett, Grace, *From the Wallowas*, Pika Press, Enterprise, Oregon, 1992.

Coffman Lloyd W., *5200 Thursdays in the Wallowas A Centennial History of the Wallowa Count Chieftain*, Wallowa County Chieftain, Enterprise, Oregon, 1984.

Coffman Lloyd W., *Wallowa County, Oregon A Capsule History*, Wallowa County Centennial Press, Enterprise, Oregon 1987.

Enterprise Record Chieftain, July 18, 1916, October 26, 1916, March 8, 1917, March 15, 1917, September 6, 1917, September 27, 1917, May 2, 1918.

Wallowa County Museum Board, *The History of Wallowa County, Oregon*, Taylor Publishing Company, Dallas, Texas, 1983.

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**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1

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**Boundary Description**

The nominated area is located in the NW 1/4 NE 1/4 Sec. 2, T.2S., R.44E., Willamette Meridian, in Enterprise, Wallowa County, Oregon. It is legally described as Lot 8, Block 7 of the Original Town of Enterprise. It is otherwise identified as Tax Lot 2400 at said location.

**Boundary Justification**

The nominated area of 0.15 acres (60 x 110 feet) encompasses the entire urban tax lot occupied by the Gotter Hotel from 1917 onward.

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Section number Photos Page 1

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**Photographs**

Gotter Hotel (1917)  
301 West Main Street  
Enterprise, Wallowa County, Oregon

John Bertram Photos, 1993  
417 S 13th  
Boise ID 83702

1 of 5 South and East elevations

2 of 5 East elevation from West Second Street

Tony Chrisman Photos, 1993  
Chrisman Investments  
301 West Main Street  
Enterprise OR 97828

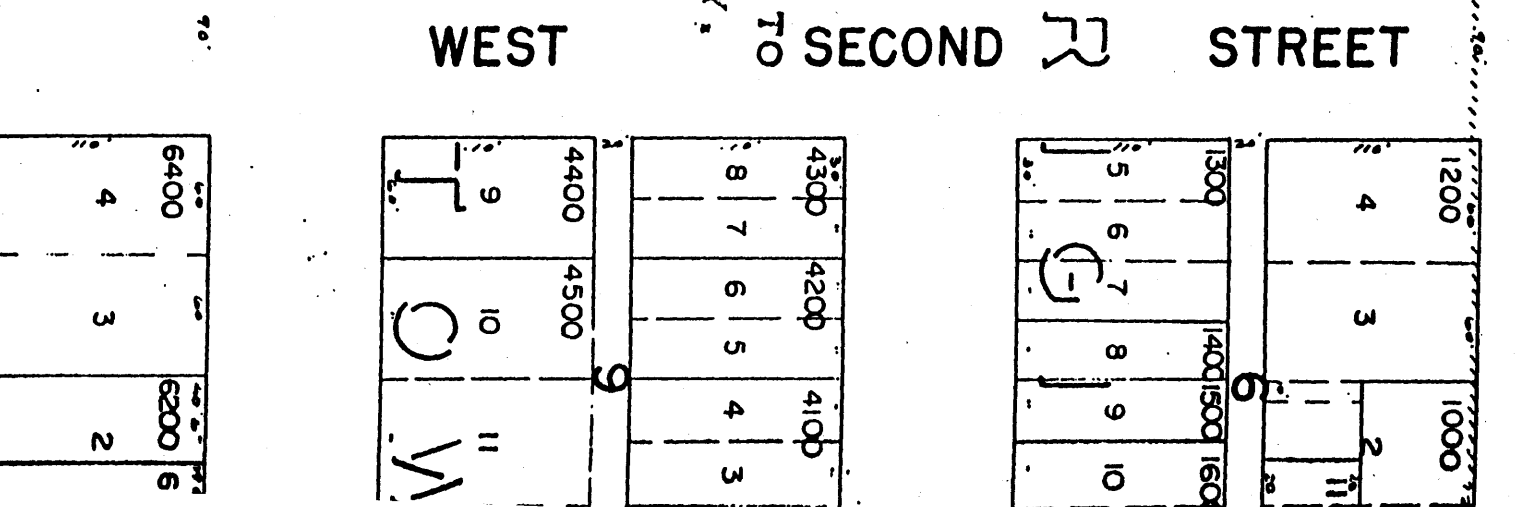
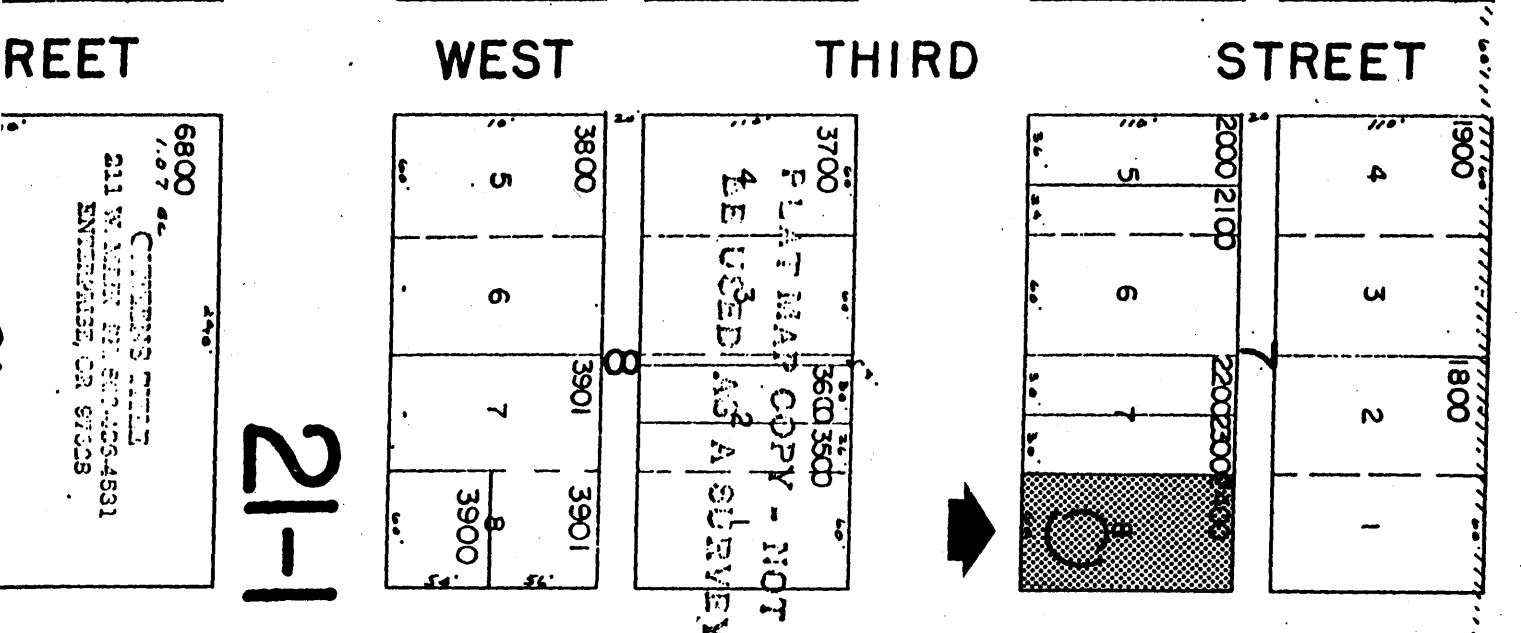
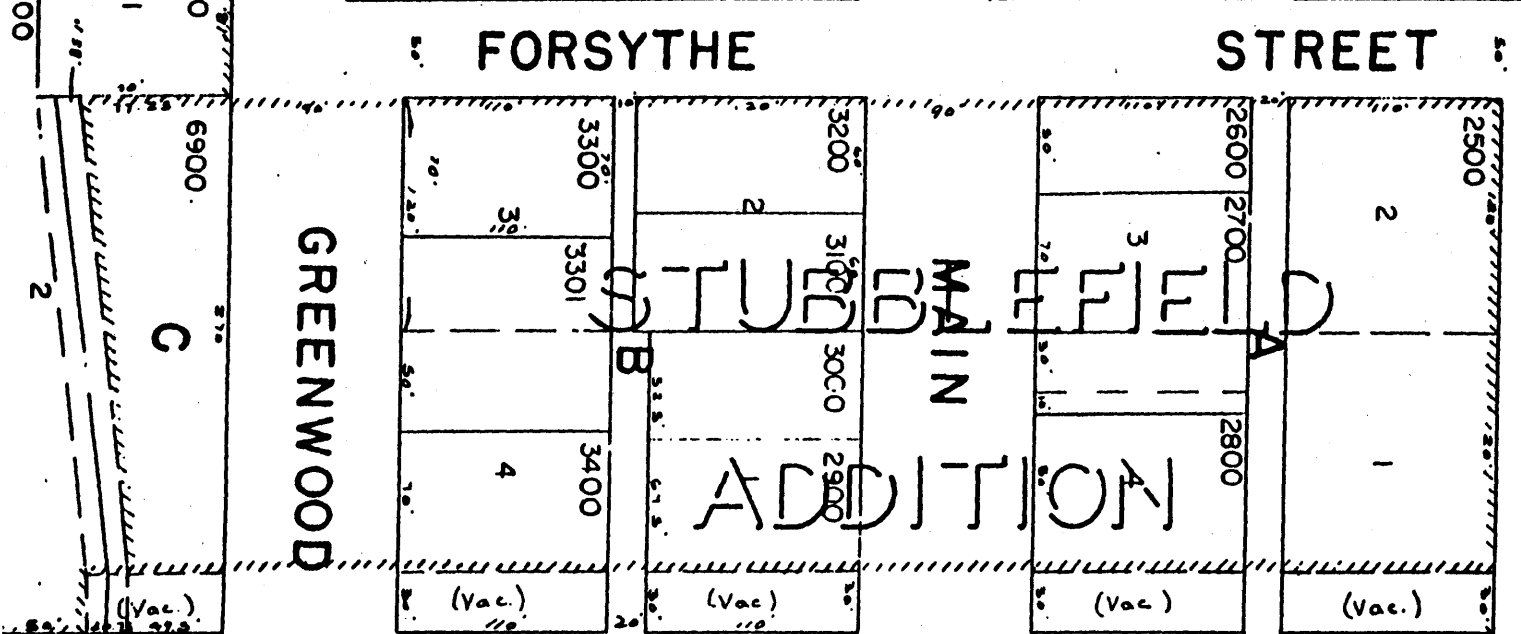
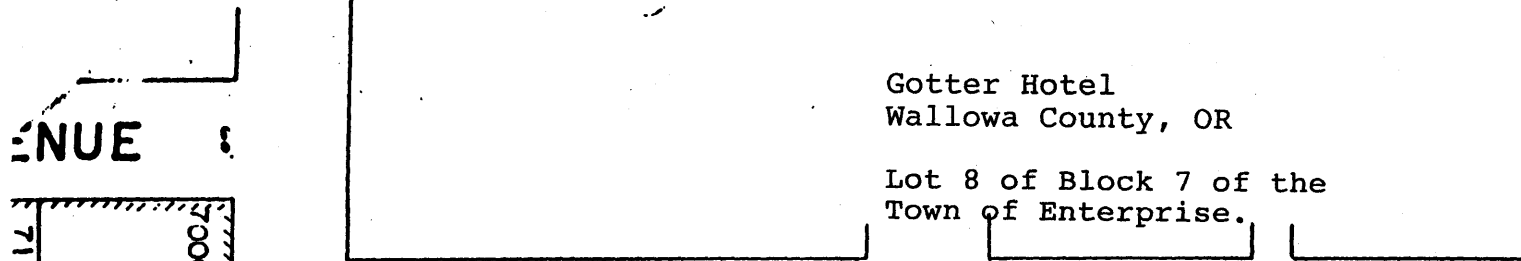
3 of 5 Interior view, ground story corner office

4 of 5 Stairway to second story

5 of 5 Interior view, third story window and exposed framing

Gotter Hotel  
Wallowa County, OR

Lot 8 of Block 7 of the  
Town of Enterprise.



21-1

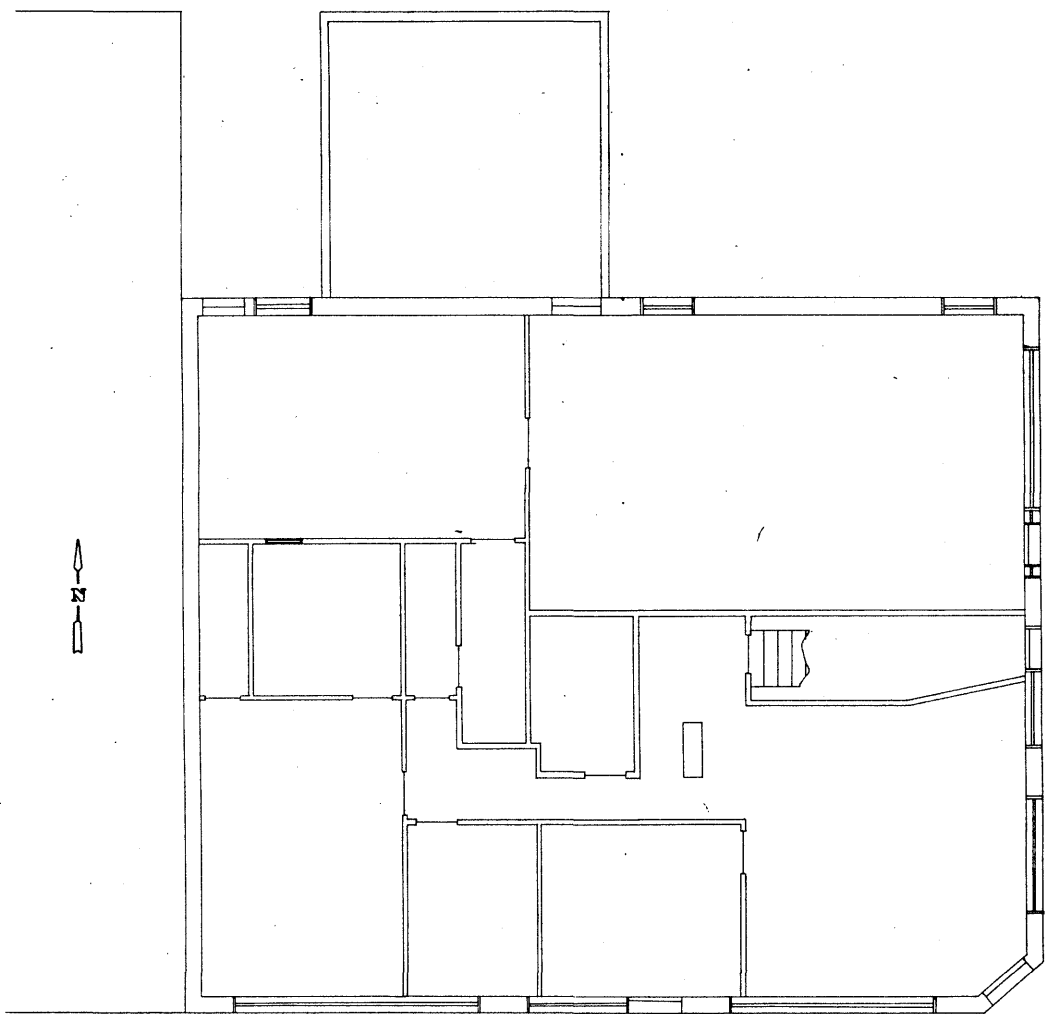
FLAT MAP COPY - NOT TO BE USED AS A SURVEY.

6800  
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COMMERCIAL TRACT  
211 W. MAIN ST. ENTERPRISE, OR 97528

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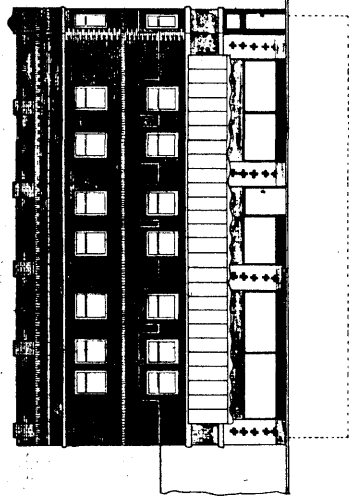
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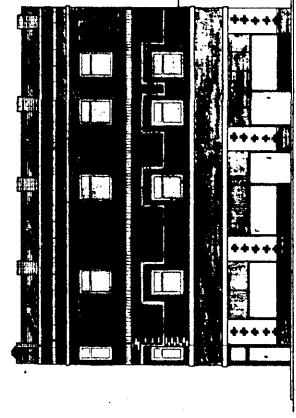


1" FLOOR  
1/8" = 1'-0"

SECOND ST  
Gotter Hotel Floor Plan  
Wallowa County, OR



MAIN ST. ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

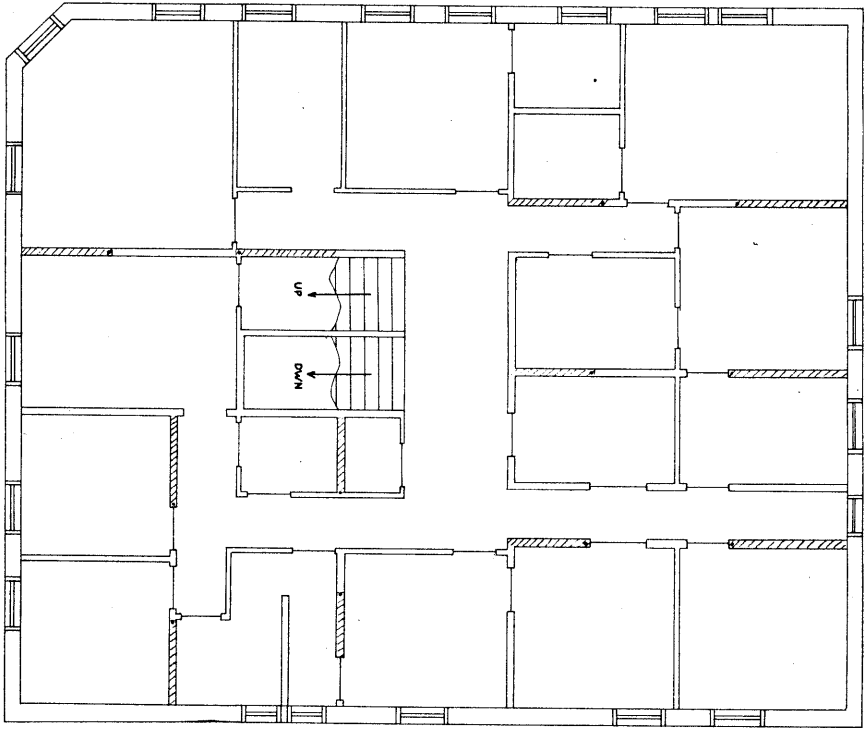
**CHRISMAN BUILDING, ENTERPRISE**  
EXISTING MAIN FLOOR & ELEVATION PLAN

DATE 9/13	WALLOWA STRUCTURES	REVISION SHEET
JOB 03177	ENTERPRISE	
DESIGNER	ENTERPRISE ARCHITECTURE	

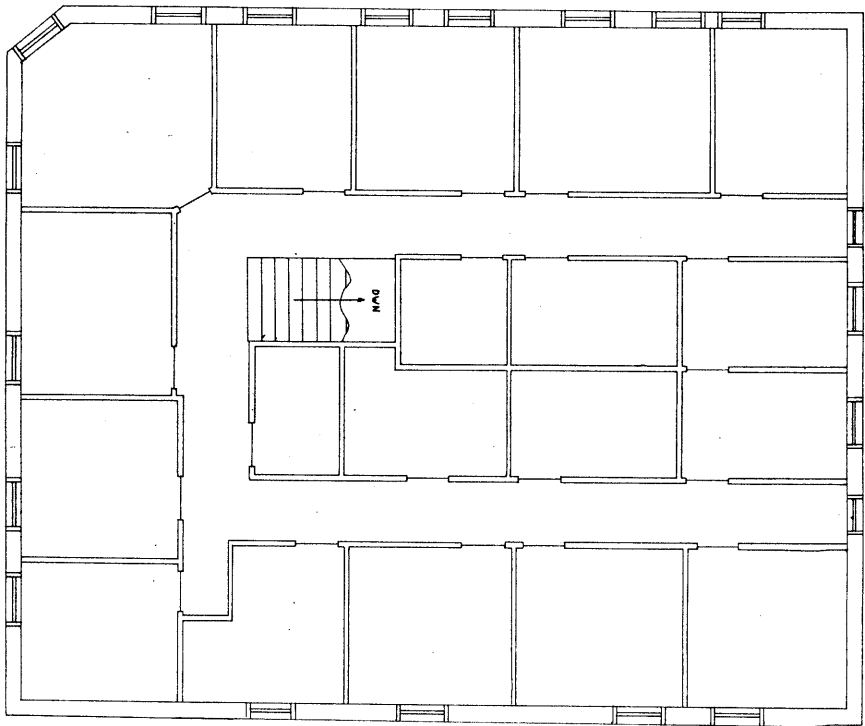
MAIN ST

Gotter Hotel Floor Plan  
 Wallowa County, OR

2<sup>nd</sup> FLOOR  
 N.P. 19



3<sup>rd</sup> FLOOR  
 N.P. 10



<b>CHRISMAN BUILDING, ENTERPRISE</b>		REVISIONS SHEET
EXISTING 2ND & 3RD FLOOR PLAN		
DATE	<b>WALLOWA ENTERPRISE</b>	NO. OF SHEETS
JOB	227-483	1188
DRAWN		
		OR