

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000981

Date Listed: 9/6/96

Hotel Western
Property Name

Malheur
County

Oregon
State

Nyssa MPS
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul R. Ferguson

Signature of the Keeper

9.6.96

Date of Action

=====
Amended Items in Nomination:

Significance:

The correct areas of significance are: Commerce and Architecture. [Architecture was inadvertently left off the original cover form.]

This material was confirmed with Elisabeth Potter of the OR SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

USDI/NPS NRHP Registration Form

Property Name: Hotel Western

County and State: Malheur County, Oregon

Name of Multiple Property Listing: Historic and Architectural Resources of Nyssa, Oregon

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

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: Hotel Western

other names/site number:

=====

2. Location

=====

street & number: 9 Good Avenue not for publication N/A

city or town: Nyssa vicinity N/A

state: Oregon code: OR county: Malheur code: 045

zip code: 97913

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ___ does not meet the National Register criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

James Hamrick

August 5, 1996

Signature of certifying official/Title Deputy SHPO

Date

Oregon State Historic Preservation Office

State or 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 this property is:

X 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):

Cal B. Ferguson 9.6.96

h Signature of Keeper

Date of Action

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
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<input type="checkbox"/> 1	<input type="checkbox"/>	buildings
<input type="checkbox"/>	<input type="checkbox"/>	sites
<input type="checkbox"/>	<input type="checkbox"/>	structures
<input type="checkbox"/>	<input type="checkbox"/>	objects
<input type="checkbox"/> 1	<input type="checkbox"/>	Total

Number of contributing resources previously listed in the National Register

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Historic and Architectural Resources of Nyssa, Oregon

6. Function or Use

Historic Functions (Enter categories from instructions)

- | | |
|---------------|------------------|
| Cat: Domestic | Sub: Hotel |
| Commerce | Business |
| | Department Store |
| | Restaurant |

Current Functions (Enter categories from instructions)

- | | |
|---------------------------|-------------|
| Cat: Recreation & Culture | Sub: Museum |
|---------------------------|-------------|

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Commercial Style with vernacular influences

Materials (Enter categories from instructions)

foundation: Concrete

roof: unknown

walls: Concrete at first story, brick at second story

other : N/A

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

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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Hotel Western

Malheur County, OR

Areas of Significance (Enter categories from instructions):

Commerce

Period of Significance: c.1904 - c.1945

Significant Dates: N/A (c.1904)

Significant Person (Complete if Criterion B is marked above): N/A

Cultural Affiliation: N/A

Architect/Builder: unknown

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

9. Major Bibliographical References

(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: _____

10. Geographical Data

Acreage of Property : 0.17 acres Nyssa, Oregon-Idaho 1:24000

UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 11 500590 4857860 3 _____

2 _____ 4 _____ X 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: Donna Hartmans
organization: Arrow Rock Architects
date: November 1995
street & number: 711 Wyndemere Drive
telephone: 208-344-3722
city or town: Boise state: ID zip code: 83702
=====

Additional Documentation
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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 the SHPO or FPO.)

name: Nancy DeBoer
street & number: 606 Alberta Ave
telephone: 503-372-3712
city or town: Nyssa state: OR zip code: 97913
=====

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 the 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 7 Page 1

name of property: Hotel Western
county and State: Malheur County, Oregon
name of multiple property listing:
Historic and Architectural Resources of Nyssa, Oregon

=====

SUMMARY STATEMENT

The Hotel Western, built in c. 1904, is a two story Commercial Style structure with vernacular influences in Nyssa, Oregon. The building accommodated a hotel with public space, dining room, and kitchen in the east half of the first floor and hotel rooms on the entire second floor. A small insurance office was originally located in the extreme northwest corner of the building on the first floor of the hotel. The west side of the first floor of the building was originally retail space with various businesses in the space over the years.

SITE

The Hotel Western is located in the Original Townsite of Nyssa on the southeast corner of First Street and Good Avenue. This building is located one block from the railroad tracks along what was a primary commercial street in the community in the early 1900s. The original passenger station and freight depot of 1903 - 1938 was located two blocks to the northeast of the hotel. The depot was relocated in 1938 to the southeast corner of South Second and Reece Streets for use as a city garage. The second passenger station and freight depot, built in 1939, is located one block east of the Hotel Western at the end of Good Avenue. It is no longer used as a train depot.

STRUCTURE

The Hotel Western is approximately 60' wide from east to west and 70' long from north to south. It is two stories in height. The first story is constructed of cast-in-place concrete with the upper story being brick in a common bond pattern. The building is divided into two bays running north to south. Each bay is centrally supported at the interior with timber columns and beams. The columns vary in size from 6" square to 8" square.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

name of property: Hotel Western
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Historic and Architectural Resources of Nyssa, Oregon

EXTERIOR FEATURES

The north facade facing Good Avenue is composed of wood storefronts at the ground level. The 1911 Sanborn map indicates the east storefront was divided into two functions: an insurance office at the extreme northeast corner and a hotel. The insurance office was defined by a partition that originally existed at the post which is in between the two existing doors which now swing back to back. (See floor plan). These wood doors have two inset panels with two vertical glass lights above. The entire glass storefront has a two foot wood base with large fixed glass display panels and transom lights above. The window at what was the insurance office has a row of seven smaller panes between the lower glass panel and two transom lights. The two large glass panels to the west of the hotel door have three transom lights above each.

The wood storefront at the retail side of the building is divided into three sections; the recessed doorway being at the eastern most section. Again the storefronts feature a two foot wood base, large fixed glass panels with four transom lights above. Historic photos of the exterior and a perusal of the interior reveal that the entry to the retail space was originally centered with display windows to either side. At the interior an angled recess at the ceiling indicates the original center doorway was moved to the east side at a later time. The present recessed doorway also enabled another exterior door to the hotel to be placed in the central dividing wall.

The second story of the north facade features segmental arched 1/1 double hung windows. The Hotel side of the building has five asymmetrically arranged windows; two narrow windows to the west and three wider windows to the east. The retail side of the building has two pairs of symmetrically arranged 1/1 double hung windows. Above the second story windows are six "S" headed tie rods.

The brick cornice at the north facade has corbeled dentils. The pilasters at the first story are concrete scored to appear as stone or block. Horizontal signage is painted on the facade above the hotel windows as follows: "HOTEL WESTERN". Historical photos indicate that this lettering was on the building as it is found today. At the retail side of the building on the northwest corner pilaster at the second story is a vertically

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

name of property: Hotel Western
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painted sign reading: MEALS and LUNCH. A small electric "HOTEL" sign is located above the windows at the second story of the retail side of the building.

The west side of the building facing first street is divided into three bays with pilasters and cornice as at the north side. One large window is located at the rear corner of the first story retail space. It is a fixed window six panes wide by eight panes high. The concrete at the first story has a smooth parged finish. The brick second story features six segmental arched 1/1 double hung windows; one at the north bay, three at the middle bay, and two at the south bay.

The entire south side of the building facing the alley has a parged finish. One door with transom and sidelight accesses the retail side, and two doors access the kitchen of the hotel. First story windows have been boarded over. The second story windows are segmental arched 1/1 double hung. A door with transom exits from the hotel second story to what was a fire escape: the profile of the stairs is evident on the painted wall.

The east side of the building has a four foot recessed area at the center. On the interior this occurs at the dining room of the hotel. Three doors open at this recessed area into the kitchen, dining room, and the original insurance office space. Second story fenestration is segmental arched 1/1 double hung windows. The roof line is stepped along the east side as the roof slopes from north to south.

Numerous brick chimneys are located at the east and west walls of the building for wood stove heating. An historic photo also reveals three interior chimneys along the center wall. All of the brick and concrete is painted, though historic photos indicate the brick was unpainted originally.

INTERIOR ORGANIZATION

The 1911 Sanborn map for Nyssa indicates that the first floor of the building was divided into a large open retail space on the west side and hotel functions on the east side with a small insurance office located in the northeast corner of the hotel. The retail space has had a small bathroom added to the rear. Also a low mezzanine (less than six feet above the main floor level) was added along the west wall with stairs at the rear. A door was been

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

name of property: Hotel Western
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cut into the main dividing wall between the store and hotel at a later time as the molding does not match the other casework. The entire first floor was used as a furniture store beginning at least by 1949.¹

The Hotel side of the building was defined by an office area at the front (north), opening into a dining room at the center, with a partition dividing the kitchen at the south from the public spaces. The hotel is defined in this manner, except the small insurance office at the northeast corner is no longer present; the north storefront doors now open back to back. Also the kitchen has been partitioned into two spaces. An open staircase at the west side of the hotel office area leads to the second floor.

The stairway to the second floor leads to a modified "H" hallway that connects the entire upper floor with hotel rooms. A perusal of the existing room arrangement indicates that the original floor plan seems to be generally intact. It appears as though there were fourteen single rooms and four large rooms/suites with sitting areas. The north end of the second floor, having the large windowed rooms, appears to have been connected into a large living area with doorways cut between rooms. The four interior hotel rooms are lit with a large skylight that opens into a corner of each room. Two other skylights illuminate the main north-south hallways. Four interior rooms have windows to borrow daylight from hallways. Two community bathrooms and two water closets service the entire hotel. Some of the plumbing fixtures have been removed. The lath and plaster, woodwork, and flooring remains intact for the most part. A fire in the northwest corner of the second floor destroyed some of the ceiling and wall finishes at four of the rooms and the hallway. Some woodwork was also destroyed by the fire. These areas are undergoing renovation with gypsum wallboard being installed at the damaged wall surfaces.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 1

name of property: Hotel Western
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Historic and Architectural Resources of Nyssa, Oregon

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The Hotel Western is locally significant under Criterion A and C. Constructed between 1904 and 1906 for John F. Reece a local speculator, the hotel under Criterion A has made a significant contribution to the broad patterns of the history of Nyssa, Oregon being the only hotel of its size in the town.² Under criterion C, the building is an example of Commercial Style with vernacular influences. The Hotel Western retains its original character and historic fabric. It possesses a high degree of integrity and all the qualities of location, design, setting, materials, workmanship, feeling, and association.

As an enterprising and newly incorporated town, Nyssa in the early 1900s, was developing its commercial district in a more permanent manner on the west side of the railroad tracks. The construction of buildings of masonry instead of wood framing portrayed the town as a community of substantial nature and marks the second building phase, 1903 - the late 1910s. The 1911 Sanborn Map indicates that the Hotel Western was the only hotel of its size in Nyssa. In fact, no other hotels are shown on the 1911 map. The only other accommodations shown is a boarding house on Front Street, north of Main Street. The 1911 Malheur and Harney County Directory lists the Star Hotel in Nyssa, exact location unknown.

The location of the Hotel Western one and one half blocks away from the train depot suggests its prominence as a major inn for travelers as well as train crews. Over the years the ownership and management of the Hotel Western changed hands many times and for some periods of time remained vacant. The hotel also served other functions as well. Around 1908 Dr. J. J. Sarazin, the first physician in Nyssa, had his offices in the hotel so he could provide heated rooms to better serve his patients.³

The retail space on the west side of the first floor also accommodated various interests over the years. An historic photo of c. 1910 indicates Boydell Mercantile Company occupied the space. The 1911 Sanborn map also indicates Boydell's Mercantile Company had a hay warehouse and a grain warehouse located just east of the hotel near the railroad tracks. A year later in 1911, C. E. Bean moved the Golden Rule Store into this location; the duration of this business is unknown.⁴ The 1949 Sanborn Map indicates the entire first floor was used as a Furniture Store. There is no indication of the use of the

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

name of property: Hotel Western
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Historic and Architectural Resources of Nyssa, Oregon

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upper floor. Also shown on the map is an addition to the east used as the furniture warehouse. The 1960 directory indicates this business to be the Nyssa Furniture Company.⁵ During more recent years the hotel was occupied by a thrift shop on the first floor with apartments upstairs. The building is currently being restored to its original function as a hotel to be used for interpretive purposes in conjunction with the Oregon Trail Agricultural Museum one block west in the old Farmers Feed and Seed building. The furniture warehouse addition was removed in 1994.

The Hotel Western is eligible for the National Register of Historic Places under Criterion C as an example of a Commercial Style building with vernacular influences. It is also significant because of its early use of concrete as a substantial building material. It represents one of the few known cast in place concrete buildings within the Original Townsite of Nyssa. The Blacksmith Shop/ Green Lantern Saloon at 11 South First Street, c. 1906 - 1909, and the Vinsonhaler Blacksmith Shop at 122 Good Avenue, c. 1911 - 1938, are also constructed of cast in place concrete. The Hotel Western, constructed in c. 1904 - 06, may be the earliest known example of cast in place concrete construction in Nyssa. The historic integrity of the interior layout of spaces also portrays the Hotel Western as a fine example of accommodations for travelers of the c. 1904 - 1940s period.

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name of property: Hotel Western
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name of multiple property listing:
Historic and Architectural Resources of Nyssa, Oregon

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Hill, Louise. Hotel Western. [Photocopy of unpublished research paper for the Nyssa Historical Society]. Date unknown.

Polk Directory. Weiser, Payette, Ontario and vicinity, 1960.

Sanborn Insurance Maps, 1911 and 1949.

Schneider, Henry. "Out Of The Past," Gate City Journal. While Mr. Schneider was City Manager of Nyssa, OR, he researched and wrote a series of articles celebrating the 75th Anniversary of the incorporation of Nyssa. The weekly column began 5 January 1978 and ran for forty consecutive weeks.

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Section Photos Page 1 name of property: Hotel Western
county and State: Malheur County, Oregon
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Historic and Architectural Resources of Nyssa, Oregon

Common Information

- 1) Hotel Western
- 2) Malheur County, Oregon
- 3) Photographer: Donna Hartmans, except 7 of 8 and 8 of 8
- 4) Date of Photo: October 1995, except 7 of 8 and 8 of 8
- 5) Negatives: Arrow Rock Architects, 711 Wyndemere Drive, Boise, ID 83702, except 7 of 8 and 8 of 8

PHOTO LIST

- 6) North facade
- 7) 1 of 8

- 6) East and north facades
- 7) 2 of 8

- 6) South and west facades
- 7) 3 of 8

- 6) Looking west at stairway from hotel lobby
- 7) 4 of 8

- 6) Looking northeast at second floor hotel suite
- 7) 5 of 8

- 6) Looking south along the fire damaged west hallway of the second floor of the hotel
- 7) 6 of 8

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photos Page 2 name of property: Hotel Western
county and State: Malheur County, Oregon
name of multiple property listing:
Historic and Architectural Resources of Nyssa, Oregon

- =====
- 3) Photographer: unknown
 - 4) Date: c. 1910
 - 5) Negatives: unknown
 - 6) Looking south from South First Street
 - 7) 7 of 8

- 3) Photographer: unknown
- 4) Date: c. 1913
- 5) Negatives: unknown
- 6) Looking southeast from South First Street
- 7) 8 of 8

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1 name of property: Hotel Western
 county and State: Malheur County, Oregon
 name of multiple property listing:
 Historic and Architectural Resources of Nyssa, Oregon

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VERBAL DESCRIPTION

The nominated area is located in the SE 1/4 of the SE 1/4 of Section 32 Township 19S Range 47E Boise Meridian in the City of Nyssa, Oregon. It is identified as lots 4 - 5 inclusive of Block 13 of the Original Townsite of Nyssa, Oregon, and is otherwise identified as Tax Lot 4500 at said location.

BOUNDARY JUSTIFICATION

The nominated area includes all of the property and the structure known as the Hotel Western within the above verbal description. This area is approximately 60' x 120'.

¹ 1949 Sanborn Map, located at the Oregon State University, Kerr Library, Corvallis, OR.

² Louise Hill, Hotel Western, [Photocopy of research paper for the Nyssa Historical Society], date unknown.

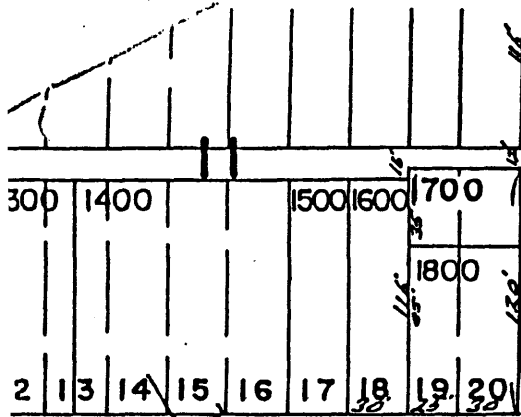
³ Ibid.

⁴ Henry Schneider, "Out of the Past," Gate City Journal. While Mr. Schneider was City Manager of Nyssa, he researched the City Council Minutes and wrote a series of articles celebrating the 75th Anniversary of the incorporation of Nyssa. The weekly column began 5 January 1978 and ran for forty consecutive weeks.

⁵ Polk Directory, Weiser, Payette, Ontario and vicinity, 1960.

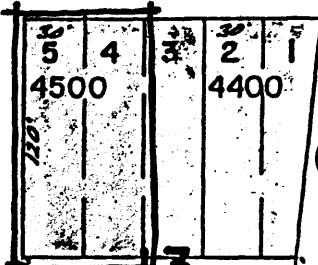
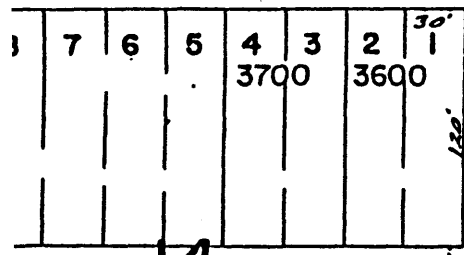
Acreeage of Property: 0.17 Nyssa, Oregon-Idaho 1:24000

Zone 11 Easting 500590 Northing 4857860



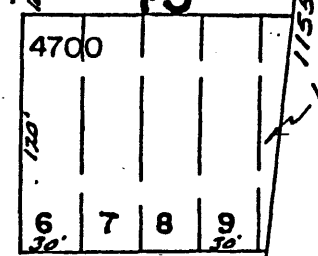
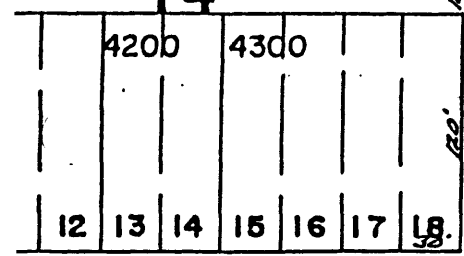
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AVENUE

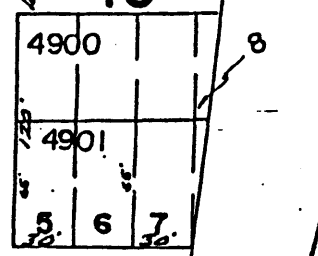
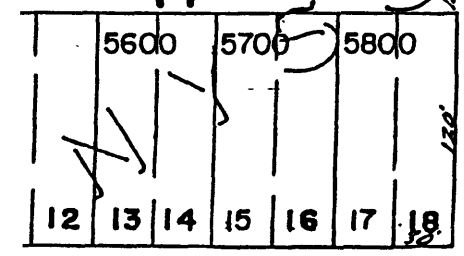
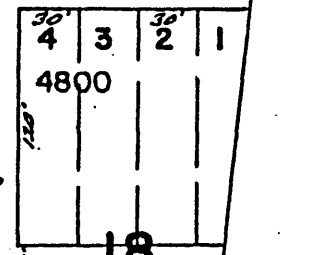
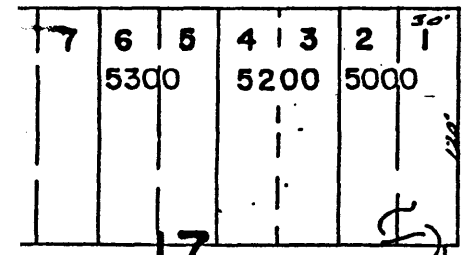


Fort
Lusk
Produce

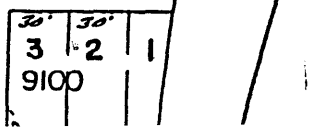
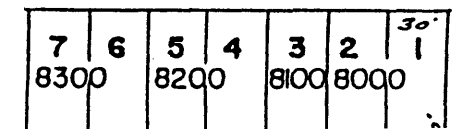
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AVENUE



AVENUE



K^o 5¹³
RR

PACIFIC RAILROAD

UNION

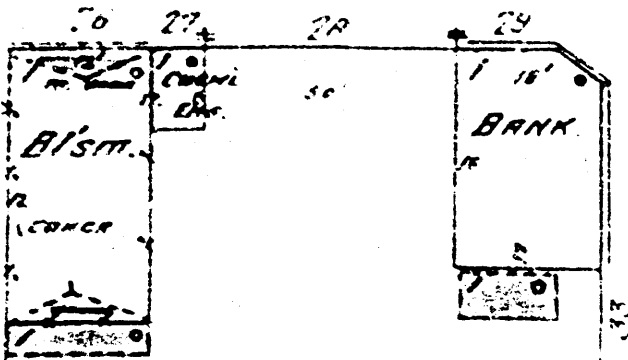
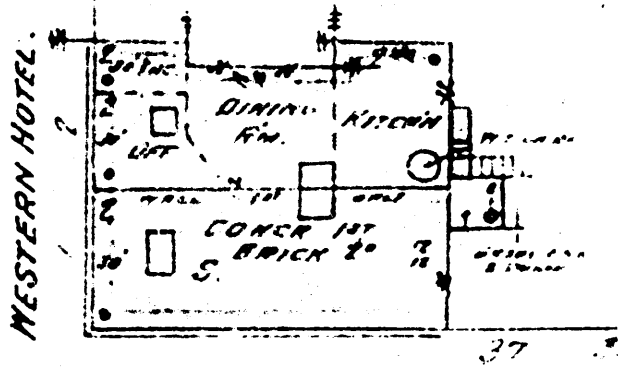
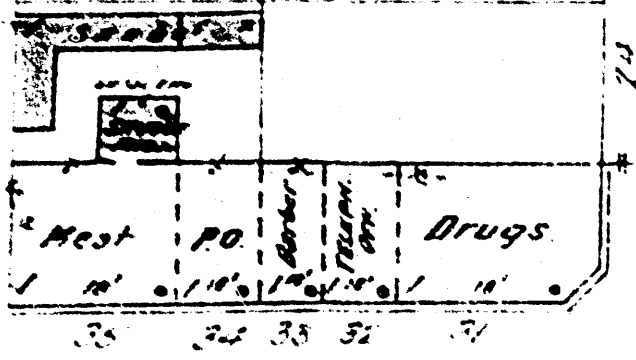
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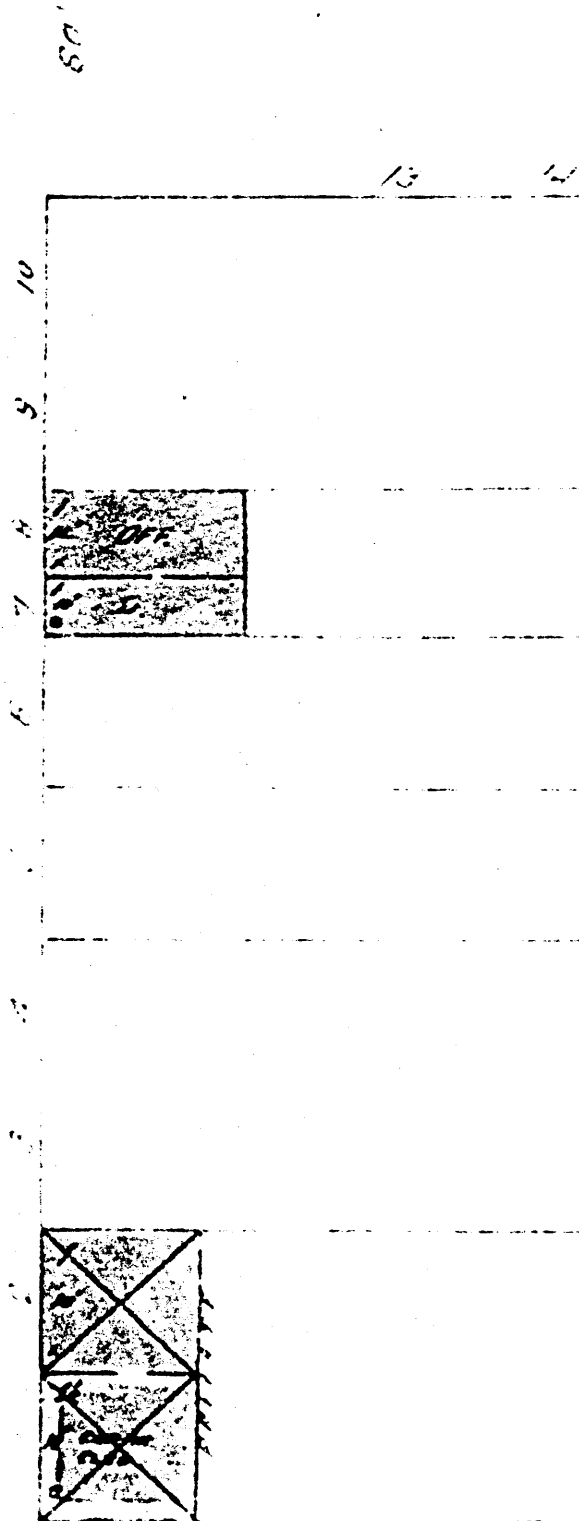


SEE MAP 19 47 C

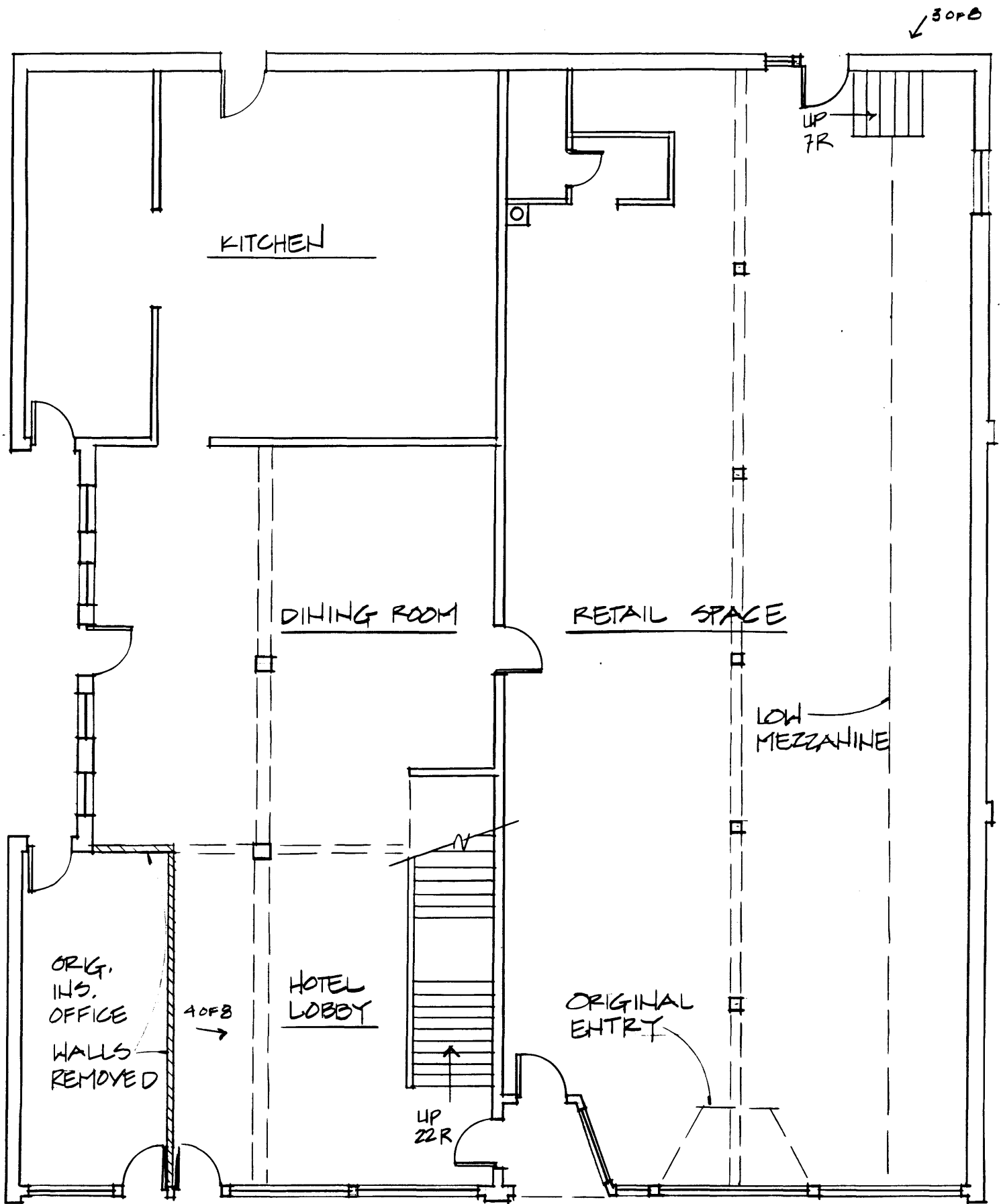
Compliments of
LAND TITLE
This sketch is furnished
to assist in property location
and Land Title does not



GOOD



1911 SANBORN MAP



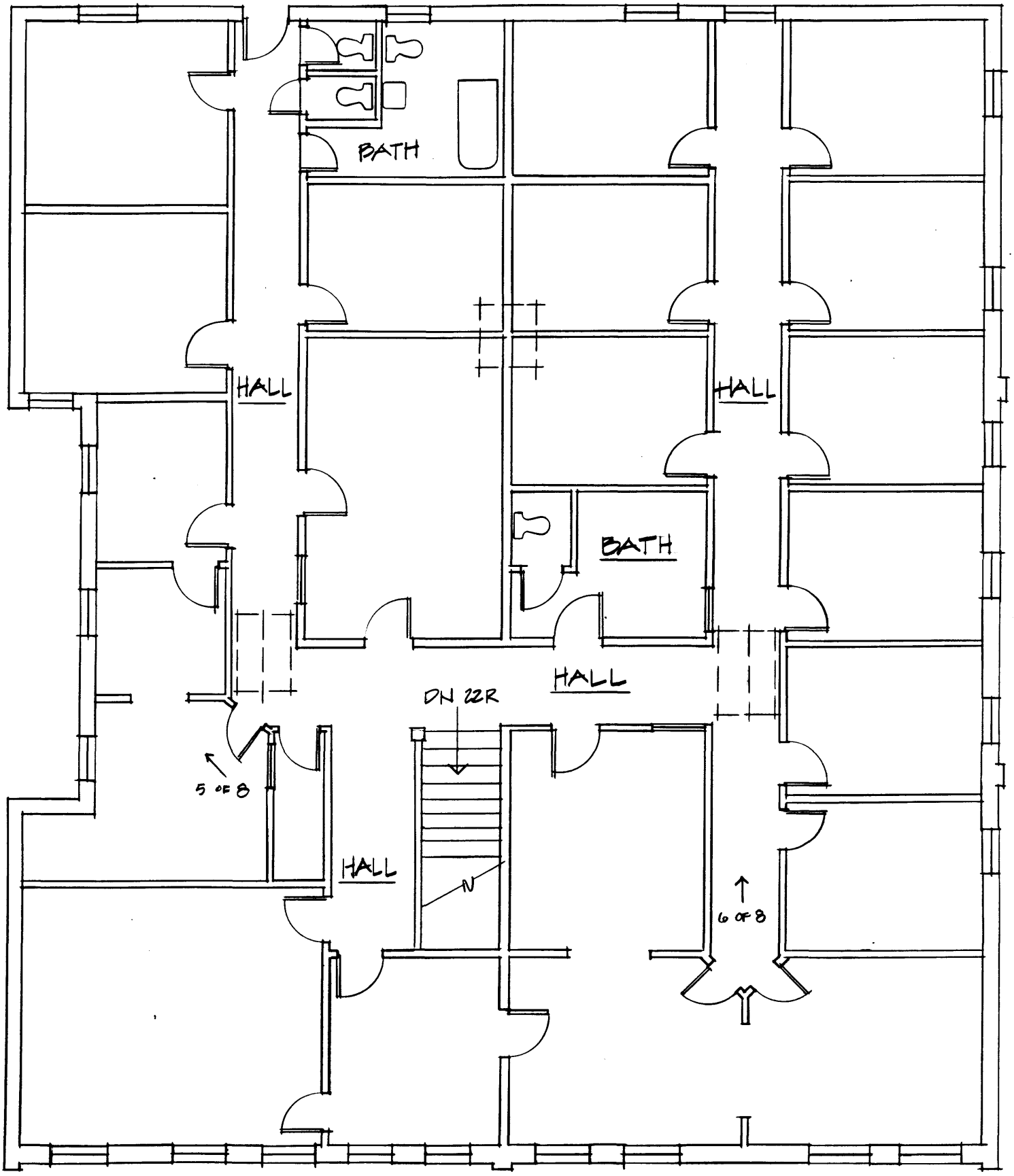
HOTEL WESTERN - FIRST FLOOR PLAN

1/8" = 1'-0"

↑ 1 OF 8



3 OF 8



2 OF 8

5 OF 8

6 OF 8

HOTEL WESTERN - SECOND FLOOR PLAN

1/8" = 1'-0"

1 OF 8

