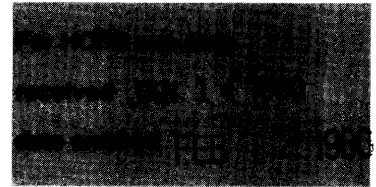


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name Prospect Hotel

historic Boothby (A.H.) House

and/or common Prospect Hotel (Preferred)

2. Location

street & number 39 Mill Creek Drive not for publication

city, town Prospect vicinity of 4th congressional district

state Oregon code 41 county Jackson code 029

3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|--|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Ms. Audrey Aieta

street & number 39 Mill Creek Drive

city, town Prospect vicinity of state Oregon 97536

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Eighth and Oakdale Streets

city, town Medford vicinity of state Oregon 97501

6. Representation in Existing Surveys

title State Wide Inventory of Historic Sites and Buildings, Jackson Co., 1979 has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Jackson County Planning Office

city, town Medford vicinity of state Oregon 97501

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input checked="" type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The Prospect Hotel, originally was constructed as a private residence, but expanded early into a hotel. Built in 1892 by A. H. Boothby, a lawyer, the Hotel served travellers and tourists under the Boothby's management until the turn of the century. The building has now an eclectic style. Originally an L-shaped house with four large gables, the Hotel now has a wide veranda and rear addition sheds of a later date. The Prospect Hotel is in fair condition and needs structural and surface repairs to restore it to good condition. It is currently being occupied by the owner-family who are in the process of cleaning and clearing the property of debris.

The Hotel is located in Township 32 South Range 3 East, Section 29. The assessors plat is 323E29. Facing roughly west, the Prospect Hotel is on the main street of Prospect called Mill Creek Drive. In its immediate neighborhood are the services offered in the community. Across the road is the Prospect School, located on land donated to the School District by Mr. Boothby. The Prospect Store, long a center of the town, stands just to the north. The Hotel and tourist cabins occupy approximately an acre; the entire parcel of land on which they exist is approximately five acres. Surrounding the Hotel property and the community of Prospect are timbered lands, almost all of which are federally owned. Highway 62, the main road to Crater and Diamond Lakes, leads past Prospect, and a short drive off the highway leads to the center of town.

The Prospect Hotel is basically L-shaped and has two stories. The veranda and shed additions at the rear change the shape on the ground level. The basic dimensions of the Hotel are 34' across the front, 50' along the side, and 25' at the rear of the L. The veranda extends approximately 10' out from the house on the east, north and south. At the rear, the shed addition adds 25' in depth to the building and is 42' wide.

The frame building is covered with six inch channel siding on the front and six inch lap siding on the other elevations. The roof, which covers several gables, is pitched and currently finished with composition shingles. The foundation, which is original, consists of large wood beams from Aiken's sawmill which have been set into lava rock.

On the west and front elevation are eight windows. Four are on the upper story and four on the lower story. All have four-over-four lights with double hung sashes. A four-panelled door leads from a small deck to the second story. The front door is a double door with three small panels and one large pane of glass each. Old screen doors are in front of the wood doors. The wide veranda was added about 1915 and adds a rustic appearance to the facade with sloping roof, exposed rafters and sturdy posts constructed of rough cut lumber.

On the north elevation the veranda extends part way along the building. A screened in porch at one end of the veranda was originally the office for the Grieve's Prospect Hotel. The office addition resembles the veranda, with rough cut lumber posts and siding. A rough, loose rock foundation is under the porch-office. By the door to the office is an old wood brochure rack which once held tourist pamphlets. There are five windows of the common pattern on the north elevation of the main rectangular block of the Hotel. There are three original windows of the same four-over-four pattern on the north elevation of the L wing, but each has been partially blocked by the shed addition which forms the old office area.

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The main rear shed addition was added as the Hotel expanded into a popular tourist hotel. Restrooms for cabin occupants were placed at the rear and discreetly shielded from view by shingled screens. A stone cooler provided summer storage for butter, fruit and vegetables. There are two entrances to the Hotel on the east and rear elevation. The shed has a relatively new block chimney.

On the south elevation is an addition to the kitchen and dining area and a sleeping porch upstairs. All were added early in the century. A bay window has three central windows and one on each side. The windows follow the four-over-four pattern. There are four common pattern windows in the main block of the house and two small windows with four panes each. One door leads to the dining room from the south side.

The house has corner boards and a wide frieze board at the top under the eaves. The eave overhang is quite deep, the soffit is closed, and narrow bed moulding joins the soffit and frieze board. Window and door trim is wide and plain; a narrow trim piece forms decorative detail at the top of the windows. There are two interior brick chimneys with corbelling in the building. As a summer hotel, the building has never had more than heat for family area and provision for cooking.

On the interior the Prospect Hotel has a central hall with double parlors on each side. The rooms no longer function as parlors, but have not been critically altered in size or shape. There are ten foot ceilings in the downstairs rooms. A parlor on the left has been panelled with wood and has plain moulding around windows and doors. The first parlor on the right of the central hall has wainscoting and symmetrical moulding and corner block trim around openings. There are transoms over doors leading from the central hall. Four-panelled doors are the standard in the downstairs rooms. Other doors from the hall lead to a small office and bathroom on the left, and a storage space on the right.

The large dining area extends across the back of the hall and the parlors and is entered from the central hall. The spacious, light room has three foot high wainscoting around the walls, plain trim around windows and doors. A built-in hutch of cupboards and drawers has symmetrical moulding. Another hutch by the kitchen door is open to both rooms. The walls and ceiling of the dining room are beaded. The floor planks are three and one-half inches wide.

The kitchen has original wood floors and beaded ceiling and walls. The cupboards and sink are old. A large portion of the room is taken by a full size, old Lang cookstove, specifically designed for commercial purposes. At the rear of the kitchen is a utility room and shed, both of which are in need of repair.

An open string stair with beaded moulding masking the space below, rises from the central hall to the second story. A railing around the stair well has posts with chamfered corners; a plain square wood baluster joins the posts. The simply moulded handrail is plain.

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There are eight rooms upstairs leading from a T-shaped hallway. Most rooms are similar in detail. They have nine foot ceilings and seven inch baseboards. Plain, natural wood trim surrounds doors, and walls are papered. In places, the peeling paper reveals the six inch board walls. The ceilings are composed of beaded tongue-in-groove material. A moulding strip joins ceiling and walls around the rooms. Doors to bedrooms are four-panelled; some are natural, some are painted. There are two screened sleeping porches upstairs.

There are several outbuildings on the property and are included in the nomination. Six tourist cabins, measuring approximately 12' x 36' are designed to accommodate two parties. The exterior walls of the cabins are shingled, as are the roofs. The cabins are in need of repair and maintenance but can easily be made useable for occupants. A six stall log and board garage with a shingle roof once housed tourist automobiles. It remains in good condition. Other structures on the property include a small aviary, created by the Grieve family. The current owners have placed mourning doves inside. A fishpond and fountain, both of rock, are not functioning at the present time, but remain examples of improvements made during the Grieve period of ownership. Large evergreen and deciduous trees stand on the Prospect Hotel property. The forest lands immediately surrounding the Hotel and the community give a lush, beautiful setting to the property.

The owners of the Hotel plan to return the building to good condition and open it with the same hospitality and graciousness that is part of the Prospect Hotel's past. Family-style dinners and breakfasts would again be served, eliminating the creation of a walk-in restaurant. There are eight rooms to be rented in the Hotel building and the six double tourist cabins would open twelve more.

The commitment of the owner to the care of the Prospect Hotel, and the continued existence of the building near a road which carries thousands of travellers each year to Crater Lake, make possible an original and appropriate use of the eighty-seven year old structure.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input checked="" type="checkbox"/> transportation |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input checked="" type="checkbox"/> other (specify) Recreation |
| | | <input type="checkbox"/> invention | | |

Specific dates 1892 **Builder/Architect** A. H. Boothby

Statement of Significance (in one paragraph)

The Prospect Hotel, originally constructed as a private residence by A. H. Boothby in 1892 is a special example of early tourist hotels encouraged by the increasing use of the automobile. Particularly significant is the fact that the Prospect Hotel functioned first as a hotel before the turn of the century, and then was developed into an automobile tourist stop and vacationers retreat during the period 1912 to 1920. Both periods of the Hotel's existence are reflected in its architecture.

Mr. Boothby and his family lived in the building and opened it as a stopping place for wagon travellers on their way to Crater Lake. He called it the Boothby House, and he and his wife provided beds and delicious meals for the guests. After 1900 and the advent of automobile travel residents of Medford made summer week-end visits to the Hotel. Several prominent guests signed the register during those early years. Among them were William Jennings Bryan, Jack London and Zane Grey, and Joaquin Miller.

The Prospect Hotel retains sufficient design characteristics to reflect both periods of its existence with complete integrity. Basic design elements of the structure have not been changed; additions were made in the early years of the building's use as an automobile tourist hotel. Such additions include a wide rustic porch added about 1915, which replaced an earlier small porch, a screened-in office on the north elevation of the Hotel, sleeping porches on the south elevation, and tourist cabins, fishpond, aviary and planters. Very prominent at the core of the building is the simple gabled frame building which Mr. Boothby built in 1892.

The existing structure continues to have an identifiable relationship to its historical background. Located on the main street of Prospect, the Hotel is a short distance from Highway 62 which leads from Medford to Crater Lake. Prospect, always a small community, remains much as it originally was; it is nearly surrounded by federal land.

The area where Prospect now stands was first settled in the early 1870's when a sawmill was opened by two Jackson County residents named C. D. Slossen and John Beeson. They operated the mill on Mill Creek, and sold it in 1875 to the Deskins family. Harvey Deskins became the first postmaster in July, 1882 as the area grew to include a post office and named the little community after himself.¹ In 1883 Squire Stanford Aiken, and his brother, a physician in Jacksonville, purchased the sawmill from Mr. Deskins, and Squire Aiken moved up to run it.

Mr. Aiken opened the town's first small store in 1889 and at that time officially changed the name of the community to Prospect. His daughter, Frances Pearson, aged ninety-four, remembers that her father wanted to reflect the promise of the timber industry, the tourist travel and the beauty of the area in the new name.²

¹McArthur, Lewis A., Oregon Geographic Names, Portland: Oregon Historical Society, 1974.

²Frances Pearson, Oral Communication, July 1979.

9. Major Bibliographical References

Effie Boothby Nabower, Oral Communication to Frances Pearson, n.d.
 Frances Pearson, Oral Communication, July, 1979.
 Jackson County Deed Records, Volume 22, p. 424.
 Medford Mail Tribune, July 19, 1979
 McArthur, Lewis A., Oregon Geographic Names. Portland: Oregon Historical Society, 1974.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property ca. 4.7 acres

ACREAGE NOT VERIFIED

Quadrangle name Prospect, Oregon

Quadrangle scale 1:62500

UMT References

A

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|------|---|---------|---|---|---|---|---|----------|---|---|---|---|---|---|
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|------|--|---------|--|--|--|--|--|----------|--|--|--|--|--|
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| | | | | | | | | | | | | | |
| Zone | | Easting | | | | | | Northing | | | | | |

Verbal boundary description and justification The Prospect Hotel and related historic features occupy Tax Lot 2803 of Prospect Tracts in SW 1/4 SE 1/4 Sec. 29, T.32S., R.3E. of the Willamette Meridian, in Jackson County, Oregon. Non-historic features are not included in Tax Lot 2803, but occupy separate tax lots adjoining Tax Lot 2803.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

name/title Kay Atwood

organization _____ date August 16, 1979

street & number 102 South Pioneer Street telephone (503) 482-8714

city or town Ashland state Oregon 97520

12. State Historic Preservation Officer Certification

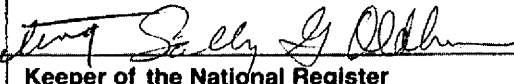
The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer's Designee date December 28, 1979

| | |
|--|---------------------|
| For HCRS use only | |
| I hereby certify that this property is included in the National Register | |
|  | date <u>2/12/80</u> |
| Keeper of the National Register | |
| Attest: <u>W. Ray Luce</u> | date <u>1-31-80</u> |
| Chief of Registration | |

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Albion Howard Boothby and his family arrived in the community in 1883 and began work as a sawyer in Mr. Aiken's mill. For a short period of time the Boothbys were absent after a move down to Ashland. They returned to Prospect in 1889 to the present site of the Hotel.³ In April, 1891, Albion and Jenny Boothby officially received title to their land, formerly the Millsap claim.⁴

Mrs. Frances Pearson, who was born at Prospect in 1885, remembers that the town consisted of little individual sawmills, and a few settler homes. She was seven years old when Mr. Boothby, sawyer in her father's mill, decided to construct his large house by the road. The road on which their home was constructed had long been important to the county. It was called the Fort Road and led from Jacksonville, (its beginning) to Fort Klamath. Over the route moved troops and equipment travelling between the two areas. Settlers, of course, benefitted from its existence and travelled the rugged route from Prospect to Jacksonville for supplies and business.

The Boothby's found that they had many visitors, particularly in the summer when valley residents and tourists travelled to Crater Lake. They began to consider their home a hotel, and made appropriate changes to accommodate the visitors. Obtaining lumber from Aiken's mill, Mr. Boothby soon had one of the popular stopping places the valley enjoyed.

By 1898 the anticipated lumber boom had not materialized. The Boothby House was sold to a group of men forming a new company. The leaders, named Ray, were wealthy individuals looking for forest timber to start a match factory. When they looked over Prospect they discovered the falls and rapids and decided to start a power company instead. Their organization was called the California and Oregon Power Company, or COPCO. COPCO bought the Boothby House and shortly after leased it for management to Martha Hollenbeak.⁵ In 1912 the management of the Hotel changed again.

Mr. and Mrs. James E. Grieve came to Prospect in 1912 to take over the Hotel and the store. The next year he tore down the original store building and built a new one. He and his wife operated the two businesses together until his death in 1932 and she continued alone for several years. Their son, James Heston Grieve owned the property for a period, and the final owner was his son, James W. Grieve who sold the property to the current owner.

James E. Grieve became postmaster at Prospect upon his arrival and remained in that position until his death. The hotel flourished under the Grieve's management. They repainted right away, and gradually added outbuildings which contributed to the visitors enjoyment. The aviary, fishponds, screened porches and tourist cabins all were added during his tenure. The hotel reached its prime during the early 1930's as automobiles carrying tourists flocked to Crater Lake each season. Cars had long replaced the horse

³Effie Boothby Mabower, Oral Communication of Frances Pearson, n.d.

⁴Jackson County Deed Records, Volume 22, p. 424.

⁵Medford Mail Tribune, July 19, 1979.

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drawn wagons that brought travellers to the Boothby's door. The residents of the valleys on the interior who wished respite from the summer heat brought their families and stayed week-ends at Grieve's Prospect Hotel. Particularly enjoyable were family-style meals served generously and with skill.

After Mrs. Grieve stopped running the hotel, it quickly fell into disrepair. Although continuously owned by the Grieve family, a variety of residents have occupied the space and its condition was neglected.

There is another hotel in the county which is comparable to the Prospect Hotel. The Rogue-Elk Hotel, also on Highway 62, was built after the turn of the century as a resort. The Prospect Hotel, however, is more decisively a tourist stop on the way to Crater Lake, for it is located much further along the road from town. The Prospect Hotel is different too, because it clearly represents the period of wagon travel before the turn of the century, and the development of the auto tourist industry during the 1920's and 1930's.