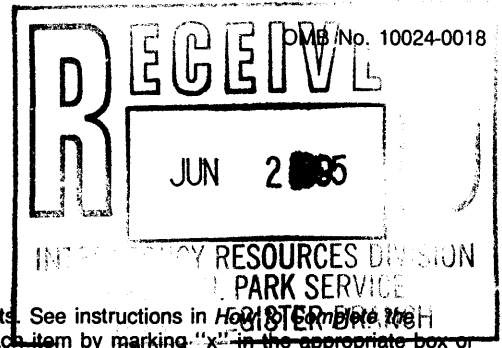


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



805

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Register a Property in 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 OKANOGAN COUNTY COURTHOUSE

other names/site number _____

2. Location

street & number 149 N. THIRD AVENUE not for publication

city or town OKANOGAN vicinity

state WASHINGTON code WA county OKANOGAN code 047 zip code 98840

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.)

May M. Sampson 5/18/95
Signature of certifying official/Title Date

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 of the Keeper
Carol A. Shue

Date of Action
6-26-95

Okanogan County Courthouse
Name of Property

Okanogan, WA
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	
2	1	buildings
		sites
		structures
		objects
2	1	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Government/Courthouse

Current Functions
(Enter categories from instructions)

Government/Courthouse

7. Description

Architectural Classification
(Enter categories from instructions)

Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Tile - hollow terra cotta

Stucco

roof Metal - tile imitation

other Wood window sash and applied ornament

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.)

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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Politics/Government

Period of Significance

1915 through 1950

Significant Dates

1915 - original construction

1950 - annex addition

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

George H. Keith, Architect

D. D. Davenport, Builder

Primary location of additional data:

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

Name of repository:

Okanogan County Historical Society
and Museum.

Okanogan County Courthouse
Name of Property

Okanogan, WA
County and State

10. Geographical Data

Acreage of Property More than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	1
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3	0	8	8	8	0
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5	3	5	9	9	0	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

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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 Ruth Murray with Flo K. Lentz

organization Friends of the Courthouse, Inc. date March 29, 1995

street & number Route 1, Box 483 telephone (509) 422-3087

city or town Okanogan, state WA zip code 98840

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 Okanogan County

street & number 149 N. Third Avenue telephone (509) 422-7100

city or town Okanogan state WA zip code 98840

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

Section number 7 Page 1 NARRATIVE DESCRIPTION

Setting The Okanogan County Courthouse in Okanogan, Washington, occupies a two-block site on a hillside overlooking downtown and the Okanogan River to the southeast. Because of its central placement on the site, the original Mission-styled courthouse with its 82-foot clock tower is the focus of a striking vista from across the river and up the length of Oak Street. The courthouse complex fronts on Third Avenue, one block west of U.S. Bus. 97, the major commercial arterial through town. The surrounding neighborhood is transitional in character, consisting of city and county buildings, a few churches, an elementary school, and a number of older single family homes.

The courthouse site itself was left largely open in its earliest years in anticipation of future building expansion. It now includes the original courthouse (1915), an early county garage (1916), the courthouse annex (1950), and the county jail (1983). A broad expanse of terraced lawn fronts the complex, landscaped with evergreen shrubbery and several mature trees. Some key elements of the site's original landscape plan remain in place, such as the distinctive river-rock retaining wall along Third Avenue, four tiers of concrete approach steps from the sidewalk to the formal front entrance, and portions of the terraced grade. A World War One memorial obelisk that originally stood at the southwest corner of the property has been relocated to the front of the courthouse to make way for the 1983 jail. At the far north end of the site is a paved parking lot bounded by Fourth Avenue and Norman Street. Two lots fronting on Third Avenue below the parking lot remain in private ownership as single family homes.

Original (1915) Courthouse The Okanogan County Courthouse was erected in 1915 under the architectural supervision of George H. Keith of Spokane. Architect Keith's plans for the new edifice, adopted by the county commissioners in December of 1914, called for a three-story structure of hollow tile and concrete, 82 by 55 feet in dimension, with an exterior plaster finish, red tile roof, and a four-faced clock tower. The local newspaper, The Okanogan Independent explained:

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The building is designed in the Spanish mission style of architecture, which style seems to be particularly adapted to and is traditional within a semi-arid country and used so extensively throughout Mexico and California.

The courthouse was constructed by builder D.D. Davenport of Omak much as it was originally planned, and it remains essentially intact to the present day. Despite major but well-differentiated additions to either end, the building retains excellent integrity of location, design, materials, workmanship, feeling, and association. Its overall condition is fair to good, and efforts have been made over the years to replace deteriorated building fabric with like materials.

The 1915 courthouse is rectangular in plan and three stories in height on its formal southeastern facade. The entire building is faced with grey stucco. Its simple gabled roof is characterized by curvilinear gable-end parapets and attic dormers that echo that design. Contrary to architect Keith's plans, the courthouse roof is clad with red metal "tiles", fabricated in imitation of Spanish tile. The metal is original, and may have been substituted as a cost-saving measure in the course of construction. An imposing clock tower with an ornamental cupola dominates the front elevation. Local newspapers of the day reported that county commissioners hoped some civic-minded individuals would contribute four working clock faces to complete the tower. Although that never occurred, the clock tower with its large circular recesses remains the building's primary feature.

The courthouse fenestration includes arched wooden windows with pivoting multi-paned sash at the third floor level. Remaining windows are rectangular, arranged singly or in pairs, with multi-paned over single-light sash. Historic photographs show that windows to the jail at the ground-floor level were barred, and that canvas awnings were used at upper story windows to deflect the summertime heat. Early photos also show a bracketed wooden tray (used to air blueprints produced by the county engineer) extending from the attic window at the southwest end of the building. Although the tray is now removed, its shadow remains visible against the exterior stucco. Access to the main lobby of the courthouse interior is gained through a centered, formal

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portico which projects from the base of the clock tower. The portico has a gabled roof clad with metal "tile", a curvilinear parapet with globe light fixtures, and modest applied wooden ornament.

The interior of the courthouse was simply laid out and finished in Keith's architectural plans, and remains so today. The central lobby is only sparingly detailed with wood. It leads directly to an open stairway of reinforced concrete. The ground floor originally housed the county engineer, the sheriff, and the jail, while the first floor provided offices for the county treasurer, auditor, assessor, prosecuting attorney, and county commissioners. On the second floor was the Superior Courtroom with its decorative plaster pilasters and cornice, and its 15-foot coved ceiling. The attic housed the county engineer's blueprint room, and staircase and ladder access to the clock room and the observatory deck of the clock tower.

Currently, while corridors spaces and openings to offices remain largely unaltered, many office interiors show evidence of remodelling over the years. Most original functions have shifted to the 1950 courthouse annex, or to the new jail and sheriff's office complex. The Superior Court has been converted to a District Court, with the orientation of the room reversed, the ceiling lowered, and the original wooden judge's bench and jury box replaced. The courtroom does retain its original wood window and door surrounds, and the decorative coved ceiling is said to remain above the accoustical tiles. Although somewhat altered, the courtroom is still a significant interior space.

Additions and Alterations to Setting Upon the adoption of architect Keith's plans in 1914, The Okanogan Independent reported that:

The building is so planned that the part now erected will be the central unit of a future completed building; that is, end wings or additions may be added at a later date without changing or altering the first unit to great extent.

Today the 1915 courthouse remains at the core of an expanded complex. Immediately after its completion in 1915, a small three-bay garage for county cars was constructed to the rear. This building still stands, complete with its original Mission-styled

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Continuation Sheet

Section number 7 Page 4

detailing and stucco finish. The building is considered as a separate, contributing resource within the context of this nomination.

Within the next ten years, a much larger single-story garage was built along Fourth Avenue. It too featured stucco finish, curvilinear parapets, and multi-paned sash. Historic photos from 1927 show that only the roof of this building was actually visible above the terraced lawns on Third Avenue. In 1956, this garage was converted for use as the Okanagon County jail, allowing the removal of that function from the ground floor of the old courthouse. In the course of the jail remodel, the gabled roof of the old garage was removed and the building's exterior completely altered. It is now integrally tied to the new (1983) county jail, and both together are considered a non-contributing resource for purposes of this nomination.

A third and highly significant change to the courthouse complex was the 1950 addition of an annex to the northeast end of the original building. L. Solberg of Wenatchee was the architect for this major three-story addition. His design was unusually sensitive for its day, echoing the massing, roof configuration, and cladding of the original courthouse. Solberg managed, however, to achieve differentiation of the new addition through the use of a clearly set-back connection between the old and the new wing, and through the use of fenestration contemporary to his decade. The annex provided office space for six departments originally housed in the old building. Because it is compatible in design with the 1915 courthouse and because it serves as an extension of its original function, the annex is considered as part of the courthouse building proper, and the two together as a contributing resource for purposes of this nomination.

The fourth alteration to the courthouse complex came in 1983 with the construction of the present-day jail at the south end of the site. In sharp contrast to the annex, the new jail's design made no attempt at compatibility with the historic courthouse. Although it is physically attached, the two buildings are differentiated by a deep setback at the point of juncture, and by the abrupt contrast in design. The jail is thus considered a separate, non-contributing structure within the context of the nomination.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1A Name of Property Okanogan County Courthouse
County and State Okanogan Co. WA

The Okanogan County Courthouse is significant under criterion A for associations with regional struggles to secure the county seat in 1914. Also significant under criterion C, the complex is distinguished within the state context for its unusual Mission Revival style and possesses remarkable design cohesion. From the initial construction of the original building in 1915, the Mission theme was repeated in subsequent additions of parking garages and annex, until a major deviation in 1980, which resulted in an incompatible addition to the original courthouse. This addition is set back and does not detract from the eligibility of the complex. The period of significance is extended to 1950 in order to acknowledge the important continuity of the Mission style expressed in the annex addition. The addition represents a rare sensitivity that enhanced, but did not diminish the stylistic theme established in the original building.

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

History and Significance

The Okanogan County Courthouse is a unique and quite well preserved example of Mission-Style architecture that stands like a patriarch overlooking the city of Okanogan. It was built in 1915 as the result of the movement of county government from Conconully to Okanogan, which became the third county seat in Washington's largest county. It is a local landmark that not only represents thought and architecture of another time but also encompasses over 100 years of Okanogan County history. For those pioneers who struggled, toiled and waited for the development of the country, the establishment of the courthouse at a permanent location marked the beginning of a brighter era for Okanogan and the county.

The creation of Okanogan County marked a climax of an evolution which began after Americans in the Willamette Valley decided to claim an enormous territory--the "Oregon Country," extending from California north to Russian America (Alaska) and from the Pacific east to the Rocky Mts. An Oregon provisional government was formed in 1843 which created four huge counties including the Calackamas, the first entity to include the Okanogan. Through the years the Okanogan country was finally reduced to its present shape and size, 5,295 square miles, in 1899.

On February 2, 1888, the final day of the 1887-88 session of the Washington Territorial legislature, Council Bill 102 creating Okanogan County was passed. The Act also named the first Board of Commissioners and empowered them to select the site for the temporary county seat, set the place and time for organizing the county and appoint the first county officials. The commissioners selected Ruby as the site for the temporary seat until elections could be held in November of that year. Ruby and Salmon City (now Conconully) were the contenders with Salmon City being victorious in the general election. On February 9, 1889, the county records were removed from Ruby to Conconully. A building for courthouse purposes was rented until May 26, 1891, when a courthouse was built on Mineral Hill at a cost of \$2495.

As the county grew and new towns became prominent, agitation for moving the county seat from Conconully started. Several unsuccessful attempts to remove the county seat were made and in 1913 removal talk started again. In February of that year the Omak Commercial Club announced its town as a candidate in the next election, and early in 1914 Okanogan took steps to announce itself as a contender to obtain the county seat. Okanogan also deposited \$12,000 in gold coin with Okanogan County

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Treasurer to be given to Okanogan County if Okanogan became the county seat, a gift from Okanogan residents. Conconully campaigned to keep the seat. In the primary election in September, 1914, Okanogan won over Omak and became the candidate for the removalists. In the general election Okanogan was the winner with a total of 3152 votes for, to 1602 against removal. Voters felt with the Great Northern Railway completing its branch line from Wenatchee north, "a county on the railroad made sense!"

On the morning of December 28th, 1914, the county offices opened up for business at Okanogan in the old Freer store building, which had been fixed up as a temporary courthouse to house the auditor, treasurer, assessor, engineer and the clerk of the court. The prosecutor was in an office over the post office and a makeshift jail was fixed up in the Miller Building. Court was held in the city council chamber.

County commissioners at the time, R. L. Wright, Hugh Miller and J. H. Green, would go down in local history as the first Board of Commissioners to convene in Okanogan. They proceeded without delay to arrange for the building of a new courthouse. George H. Keith, an architect from Spokane, was employed to prepare plans. The contract for building the structure was let on January 6, 1915, to D. D. Davenport of Omak and the contract for installation of the plumbing and heating fixtures was let to R. L. Cole of Tonasket. The contract for construction of fixtures, consisting of counters, railings, judge's bench and files was awarded to William L. Boardman of Okanogan.

The site selected was the one which had been donated for that purpose by Chas. C. Woodhouse, Jr., of Republic, Washington, which was all of Block 11 in the original townsite of North Alma, in Okanogan County, Washington. The area was considerably increased by the vacation of a portion of Oak Street and by the purchase of an additional strip on the north, 40 feet wide, which was done by further subscription among the citizens of Okanogan, after the building was designed, and for the purpose of making it possible to locate it on a line with the center of Oak Street.

The first ground was broken about March 1st and the corner stone was laid April 16, 1915, after which there was a parade with three town bands, a city-wide celebration and a ball game in the afternoon, all with a huge crowd in attendance. The building was sufficiently completed for occupancy shortly after mid-October and the moving of the officials to the new building occurred on the 20th day of October. The new furniture did not arrive until two months later. The contractor turned the building over to the county on the 18th day of October. George H. Keith's statement of the cost of the courthouse, together with

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Section number 8 Page 3

furnishings and improvements, was \$37,018.23, and value of real estate donated to the county was \$3,000. The county had property valued at almost \$40,000, which cost taxpayers only \$25,000 due to the \$12,000 given to the county during the county seat campaign.

The official opening of the new courthouse was held on January 14, 1916, when the courthouse was thrown open for a thorough inspection by the public. It was a dual celebration with the stockmen who were meeting to complete the organization of a county association, the first in the state. Receptions, a tea, a banquet in the evening provided by the city and a dance in the Auditorium. Special train service was provided by the Great Northern adding coaches and changing schedules to accommodate the largest crowd that ever assembled in the county.

Because of an increased need for additional space and more adequate facilities to handle the ever-expanding business of the county, an annex to the courthouse was constructed in 1950. The new three-story addition was modern in every respect and at the same time conforms to the general appearance of the exterior of the old section. Architect L. Solberg prepared the plans for the addition in 1949 for the three-story joisted masonry building known as the Courthouse Annex. Bids were accepted in February, 1949, and the building was completed in 1950, at a cost of \$225,000.

The Okanogan County Courthouse is a stately building that speaks well of Okanogan County and the site above town gives it legitimate prominence. The Mission Style seems to adapt well to our semi-arid country. The courthouse is 82 by 55 feet in size and, on account of the slope of the site, is three stories in front and two in the rear. The construction is of hollow terra cotta tile walls with concrete. The exterior finish is of plaster with a red metal roof designed to imitate Spanish tile. In the interior construction there was a minimum of wood used.

The original courtroom on the second floor is still in use today. Instead of seeing a dome-shaped ceiling with decorating plaster panel molds and rosettes, today the courtroom visitor sees a suspended ceiling and fluorescent lights, but except for paint and stain, the courtroom remains relatively untouched.

Architect George Keith

Architect George Keith was born in Minneapolis in 1878. Although little is recorded of his professional training or early career, he is known to have practiced in partnership with Harold Whitehouse in the city of Spokane between 1908 and 1914. Keith and Whitehouse were responsible

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Continuation SheetSection number 8 Page 4

for the design of fashionable homes in the Colonial Revival, Dutch Colonial, and French Renaissance styles for F. Lewis Clark, Mrs. M. J. Wiard, and Frederick Wilson, among others. During this same period, the firm also designed the Parsons Hotel in Spokane.

In 1914, Keith struck out on his own. One of his first solo commissions was the design of the Colonial Revival mansion for May and Levi Hutton, early political and social activists and founders of the Hutton Settlement childrens' home in Spokane. Although Okanogan newspapers reported that Keith was "recently arrived from Spokane" at the time of the courthouse project in 1915, it seems certain that he retained his residence and business in the city. In 1923, he designed the Manito Masonic Temple on Grand Boulevard in Spokane, and in 1924-1925, completed perhaps his best known work in Spokane, the estate for Royal Riblet, noted inventor and engineer. Keith continued to practice in Spokane until 1930.

Current Status

In 1994, the Okanogan County Commissioners felt they were faced with the need to remodel their courthouse or tear it down and build a new one. Public input had been minimal and scarce. A group called "Friends of the Courthouse, Inc." began a campaign to save the courthouse with the result the commissioners decided to ask the voters, in an advisory vote, whether the historic building should be saved. 63% of the voters said the courthouse should be saved. This building is a direct link to our past and with restoration can serve as the county seat for many years to come. A refurbished courthouse is also essential to the survival of downtown Okanogan, and will define the county as a whole.

The county courthouse was recently placed on the list of the 10 most endangered properties in the state by the Washington Trust for Historic Preservation. Because of the success of the recent advisory vote, and because of the momentum of the Friends of the Courthouse, the building has now been removed from the list. The group intends to move forward with an investigation into the feasibility of rehabilitating the courthouse for years of continued service to the citizens of Okanogan.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

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Okanogan County Historical Society.

William C. Brown. "County Seat Contests," Okanogan County Heritage,
December, 1963. Okanogan County Historical Society Files.

"Adopt Plans for New Courthouse," Okanogan Independent, 12/11/14.
Okanogan county Historical Society Files.

"Contract for New Courthouse Let," Okanogan Independent, 1/9/15.
Okanogan County Historical Society Files.

"Cornerstone Laid with Impressive Masonic Ceremony," Okanogan Independent,
4/17/15. Okanogan County Historical Society Files.

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National Register of Historic Places Continuation Sheet

Section number 10 Page 1 Geographical Data

Verbal Boundary Description

The nominated property includes all of Block 11 of the original plat of North Alma, and Lots 2 and 3, Block 1, of Ostenberg's Addition to the Town of Okanogan, Washington.

Boundary Justification

The boundary conforms to the legal property limits of the Okanogan County Courthouse site as originally established and as expanded through the 1930s.

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National Register of Historic Places Continuation Sheet

RECEIVED

APR 03 1995

Archaeology and
Historic Preservation

Section number 11 Page 1 Photograph Captions

Contemporary Photographs

The following caption information applies to the 15 submitted contemporary photos:

Okanogan County Courthouse
Okanogan, Washington
F.K. Lentz, photographer
March 20, 1995
WA State Office of Archaeology and Historic Preservation

View descriptions and photo numbers attached to prints.

Historic Photographs

The following caption information applies to the 5 submitted historic photos:

Okanogan County Courthouse
Okanogan, Washington
 Ladd, photographer
Negative locations unknown

Dates, view descriptions, and photo numbers attached to individual prints.