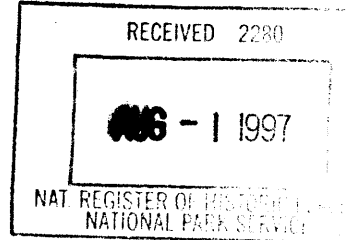


United States Department of the Interior National Park Service

National Register of Historic Places Registration Form



1082

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 any 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 Bell Hotel
other names/site number Basin House, Basin House Hotel, Basin House Inn and Restaurant

2. Location

street & number 210 West Division Street not for publication
city or town Ephrata vicinity
state Washington code WA county Grant code 025 zip code 98837

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 7.9.97
Signature of certifying official Date
David M. Hansen, Acting State Historic Preservation Officer
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 commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this 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] 9/15/97

[Signature] Signature of Keeper Date of Action

USSDI/NPS NRHP Registration Form

Property Name Bell Hotel

County and State Grant County, Washington State

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/>	<input type="checkbox"/> Total

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

N/A

No. of contributing resources previously listed in the National Register:

6. Functions or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ Hotel

COMMERCE/ Restaurant

COMMERCE/ Specialty store (1950s Addition)

Current Functions

(Enter categories from instructions.)

DOMESTIC/ Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

No Style

Materials

(Enter categories from instructions.)

foundation Concrete

walls Brick (Veneer)

Stucco

roof Wood (shingles)

other Roof Ridge: zinc

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

SEE CONTINUATION SHEET

USDI/NPS NRHP Registration Form

Property Name Bell Hotel

County and State Grant County, Washington 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.)

- 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.

Areas of Significance

(Enter categories from instructions.)

Politics/ Government

Social History

Period of Significance

1938-1945

Significant Dates

1938

Cultural Affiliation

Significant Person

Frank Bell

Architect/Builder

Albert Harvey Funk, Architect

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

See Continuation Sheet

USDI/NPS NRHP Registration Form

Property Name Bell Hotel
County and State Grant County, Washington

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository:

University Of Washington: Pacific Northwest
Collection and Suzzallo Library
Mabel Thompson Collection (photos)

10. Geographical Data

Acreage of property less than 1

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>1/1</u>	<u>3/0/7/2/2/0</u>	<u>5/2/4/3/7/4/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>
2	<u>/</u>	<u>/</u>	<u>/</u>	4	<u>/</u>	<u>/</u>	<u>/</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)
See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)
See Continuation Sheet

11. Form Prepared By

name/title Karin Murr Link, (M.S. in Historic Preservation, M.Arch.)
 organization Kovalenko/Hale Architects date March 24, 1997
 street & number 208 South Main Street telephone (206) 682-3232
 city or town Seattle state WA zip code 98104

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 North Columbia Community Action Council
 street & number 604 West Third Avenue telephone (509) 765-9206
 city or town Moses Lake state WA zip code 98837

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DESCRIPTION

SETTING

The Bell Hotel is located in Downtown Ephrata at the corner of Basin Street and Division Avenue West. Ephrata is the country seat of Grant County located in Central Washington State.

The building, designed by Albert Funk, a Spokane architect, is set in an urban area consisting of low rise commercial and residential buildings. Adjoining the Bell Hotel, along its Eastern facade and to the South, facing Basin Street are the multi-story "Bell Apartments", built in 1939. To the West of its main entrance, facing Division Street, is a one story commercial building, built in the 1940s. The remaining part of the block, which can not be seen from the street, is a parking lot.

PHYSICAL DESCRIPTION

The Bell Street Hotel, dating from 1938, is a three story building, U-shaped in plan with a continuous low-pitched hipped gable roof of wood sawn shingles. Its interior structure is of wood construction, while its original exterior walls are typically 2x6 wood studs spaced at 16" on center, with a brick veneer. The brick pattern is Running Bond, with several courses of darker brick projecting decoratively between the windows at the second and third floor levels. These give the exterior a sense of texture and reinforce the horizontality of the building mass and fit with other Moderne detailing found throughout the building. In 1947, two one story commercial spaces, rectangular in plan and with parapet roofs, were added to the building. These additions were constructed of CMUs (Concrete Masonry Units) and covered with stucco. These added spaces were kept during the renovation that occurred in 1997. The street level of the East elevation of the building was also covered with metal siding in 1947. A continuous awning wrapped around

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the later 1947 commercial addition and the East Elevation, slightly below the level of the parapet. This awning has been removed during the 1997 renovation.

Essentially, there have been three stages of construction. The Bell Hotel was built in 1938. In 1947, a series of changes to the exterior and interior were made. Many of these changes marred the original appearance of the building and were often downright unsightly. Finally, the 1997 renovation and rehabilitation of the building sought to return the building closer to the intent of the original design, if not exactly to its original appearance. The exterior was retained or brought back to the original 1938 design. Because of problems with lead paint and the broken torsion spring mechanisms, which no longer allowed windows to be opened or shut, all windows were replaced in 1997. These new windows, however, are very close in design to the original windows. By the same token, the 1997 renovation converted the interior into more spacious apartments, in lieu of single occupancy rooms, while keeping, as much as possible, the sense of the original spaces and detailing.

North Facade and Courtyard

Main Facade & Entry

Aside from the 1947 addition, the building's design, massing and exterior detailing are intact. The main facade of the building faces North. Two three-story wings flank an interior courtyard, creating the U-shape of the plan. The two one story commercial spaces already described are added to these flanking wings. From the street, each wing consists of two low hipped gable roofs surmounting three symmetrically positioned

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double hung windows at the third and second levels, with the commercial bays projecting out below at the street level.

The inside of the courtyard is set out symmetrically. The central interior courtyard facing North has a central stair which leads under an arcade/porch with flat openings to a central entrance with a wooden double door. Large four-lite rectangular windows flank the double door.

The detailing and design of the brick arcade/porch wall are distinctive. Circular openings at the first level can be seen at the bottom of the wall and flank the stair. Within the arcade/porch wall, at the second level, a series of six decorative openings, based on the coursing of the bricks, flank the entry stair and entry. Above these decorative openings, are two large rectangular lintel openings, through which can be seen the large rectangular windows. The arcade/porch wall ends with a low capped parapet and gutter. Above this, at the third level, is an open terrace. The original design had two windows flanking a central door. In the current renovation, the two windows will become doors that open onto the terrace and the central door became a window. While this change may appear somewhat radical, the overall impression from the courtyard still remains true to the original design. The terrace railing was a simple tubular metal railing dating from 1938 and was replaced by a similar railing that meets code.

Special note should also be made of the architectural design of the central stair leading to the main entry and the steps that lead to the ground level, which is slightly sunken. The stair railing is a brick wall which curves gently at the stair landing. Two low adjacent curved brick wings also announce the curved sweep of the steps which lead symmetrically, down to the sunken first level, below the entry landing.

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Side Elevations of the Entry Courtyard

The two symmetrically placed curbed planting strips, each beginning behind the low walls of the entry gate and ending near the Northern-most windows of the original courtyard windows are a restored version of the original planting strips as designed by Albert Funk. The West and East elevations of the courtyard imply symmetry in their design, but do not exactly mirror each other. The Northern-most windows on both elevations are three full-size double-hung windows which mirror each other. A smaller sized double-hung window, corresponding to bath room spaces, is also used. Each floor tends to combine a full sized window with a typical smaller one.

East Elevation

The first floor level of the East facade, as described before, was covered with metal siding in 1947. The 1997 renovation removed the siding, exposing the brick. The metal awning from the 1950s was also removed. Also, the canopy, walls and signage around the entry door, added in the 1950s, were taken away. The sunken pavement in this area was filled in to meet street grade.

Based on the original drawings, the first level openings were widened and a window turned into a door in 1947. The location of these windows was retained; however the windows were replaced by windows which in size and detailing reflect the original design. The single door was replaced by a gracious double door which leads into the office spaces.

The East facade at the second and third levels remains the same as it was in the 1930s. The brick pattern is Running Bond with bands of brick projecting decoratively as described for the North elevation. The composition of the facade is symmetrical, consisting of two bays. Each bay consists of two full sized

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windows, flanking a smaller window. The smaller windows are placed so that they are closer to the full sized windows set at the end of the facade.

West & South Elevations - Not Visible from the Street

The West and South elevations face alleyways and are difficult to see in their entirety. They are not visible from the street.

In design, the top two floors of the West elevation are the same as the top two floors of the East elevation. The first level openings of the West elevation were filled in during 1947, when the corresponding interior space was turned into a bar area. These filled in areas were retained as they were found in the 1997 renovation. The top two floors remained intact, except for the replacement of the windows.

The back South elevation is also not visible from the street and difficult to see in its entirety. Its design is based on implied symmetry around a central chimney. Still visible are three full sized windows at the second and third levels. In 1947, two of the corresponding windows on the first level were turned into doors. Two short stairways leading from the street level to the lower interior finish floor level of the first floor, and through these doors, were built. These have been demolished, as was the retaining wall of CMUs built in 1947.

Interior Spaces

In general, in the 1997 renovation, plaster was removed when necessary and replaced with gypsum wall board. Interior architectural detailing, whenever possible, was retained or replicated. This included the distinctive Moderne segmental arches found in the lobby area on

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the second floor, as well as the original lobby's Moderne cove ceiling detail. The original ramp, much too steep to meet present exit requirements, was redesigned as a staircase. The Uniform Building Code requires a second stairway. It was placed in the West wing of the building.

First Floor

The 1997 renovation made few changes to the first floor space configuration as it was found. In 1947, several single room occupancy rooms in the West wing were demolished to make room for a spacious bar. This space was kept in the 1997 renovation. In the East wing, the restaurant space from the 1930s was kept. A set of steps leading from the street, which is above finish floor level, and a handicap ramp, required by the Uniform Building Code, have been constructed inside the building. One of the 1947 commercial additions, adjacent to the West wing, was redesigned as a handicap accessible apartment.

Second & Third Floors

On the second floor, during the 1947 remodel, the front desk from the 1930s was demolished as was the Moderne segmental arch leading from the lobby to the East wing. In the 1997 renovation, the lobby area is squared off and the Moderne segmental arches at each end of the lobby restored or replicated. In addition, a slightly larger version of the same Moderne arch is replicated over the new lobby mail box area. Also, restored or replicated in the lobby is the Moderne ceiling cove, constructed in the new detail of overlapping sheets of gypsum wall board with a metal corner.

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In the original design, the second floor single rooms were organized along double loaded corridors and set around the more public spaces at the center of the U shape. In the 1997 renovation, the essential configuration is the same; however the single rooms are pulled together using portions of the corridor to make spacious apartments. As much as possible existing spaces and walls were reused. Existing public and private baths, complete with fixtures and some tilework were retained, although often redesigned as kitchens.

On the third floor, single room spaces and corridor space were reconfigured into multi-room apartments in a similar manner.

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STATEMENT OF SIGNIFICANCE

The Bell Hotel, more recently known as the "Basin House Inn and Restaurant," has long been considered one of Ephrata's most colorful landmarks. Ephrata is the county seat of Grant County which is located in Central Washington State. The Bell Hotel, built in 1938, was owned by Frank Bell. He also built the "Bell Apartments" in 1939 and expanded the whole block on which the Bell Hotel and the "Bell Apartments" sit in the 1940s.

The Bell Hotel was designed by Albert Harvey Funk, an architect. Construction of the building was completed in February 1938 and the hotel opened its doors in April 1938. It operated during the through World War II and into the 1950s as a residential hotel. Workers on Grand Coulee Dam and fliers stationed at the nearby U.S. Army Air Force Base often resided there.

Frank Bell, who also ran the hotel, was a prominent citizen of Ephrata and of Washington State. Bell along with Senator Clarence Dill played an important role in Washington State's Democratic Party and the decisions that lead to the building of Grand Coulee Dam and the irrigation of the Columbia River Basin. In turn, the Grand Coulee Dam, built along the Columbia River between 1933 and 1942, is an important milestone in the history and development not only of Washington State, but also in the history of the United States. Because Frank and Bertha Bell and their daughter, Mabel Thompson, had close political connections with the Democratic Party, the hotel enjoyed a steady stream of well-known American politicians as visitors from the 1930s to the late 1950s: Franklin and Eleanor Roosevelt, Senator Clarence Dill, Governors Clarence Martin and Wallgren of Washington State, as well as Senators Warren Magnuson, Henry Jackson, Hugh Mitchell and Estes Kefauver are just a few of the people who visited the Bell Hotel.

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The Bell Hotel is therefore significant according to Criterion A of the National Register of Historic Places. It is closely associated with extremely important events not only in the history of Washington State but in the history of the United States: The Bell Hotel's history is inextricably linked with the building of Grand Coulee Dam, the resulting growing economic and agrarian prosperity of Central Washington in the 1940s and 1950s and the rise of the Democratic Party in Washington State after 1932. It was a social and political center. It is also significant according to Criterion B of the National Register. It is associated with Frank Bell, who built the hotel and made it the center of political and social life in Ephrata.

Criterion A: General Historical Significance

Frank Bell rose to prominence as the private secretary to Senator Clarence Dill. Before 1932, Senator Dill was part of a very small Democratic minority in Washington State politics. With Franklin Delano Roosevelt's candidacy in 1932, the political tide in Washington State turned. Thanks to people such as Frank Bell and Clarence Dill, the Washington Democratic Party was the first to declare itself for Roosevelt during his first campaign for the Presidency in 1931/32. Dill and Bell were also heavily involved with the group of men, lead by James O'Sullivan, who were responsible for convincing Franklin Delano Roosevelt and the U.S. Bureau of Reclamation that the Grand Coulee Dam should be built. At the time, there was much local and national opposition to the building of the Dam. Dill is generally credited with first bringing up the possibility of a dam with Roosevelt on a trip to New York State in 1931; however, Bell accompanied Roosevelt on his fall 1932 campaign tour of Washington State and also used the occasion to discuss the dam with Roosevelt. Roosevelt visited Grand Coulee Dam and Ephrata many times in the 1930s and visited Frank Bell at the Bell Hotel.

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Roosevelt was accompanied by Eleanor Roosevelt and their sons, James and John. Because Frank Bell and members of his family worked and often lived in the Bell Hotel, many of the discussions concerning the Grand Coulee Dam and the fate of the Democratic party also took place at the Bell Hotel.

Because of the building of the Dam and the irrigation of the Columbia River Basin, several central Washington towns, particularly Ephrata, Moses Lake and Grand Coulee (formerly Mason City) in Grant County grew in wealth and population. Central Washington, previously relatively uninhabited, enjoyed a resulting agricultural prosperity in the 1950s that would have been impossible without the irrigation of the Columbia River Basin. Because of the new source of electric power, Washington State, and Central Washington in particular, became increasingly involved in the production of aluminum used in the building of airplanes during World War II. While Grant County prospered, the Bell Hotel became very popular. During WW II, the Bell Hotel was packed beyond capacity with workers from the Dam and many other new inhabitants and visitors to Ephrata, including members of the U.S Air Force, stationed at the nearby airfield. Mabel Thompson, Frank Bell's daughter, who was associated with the hotel for over twenty three years until its sale in 1961, describes hallways and sitting rooms overflowing with cots. Upon receiving an urgent order from the military : "Make room in your hotel tonight for 1200 men." she replied: "Young man, if you can get 1200 men into 40 rooms, you're a better man than I am."

After World War II, the local offices of the U.S. Bureau of Reclamation were across the street and the Bell Hotel still had many boarders and guests. Its restaurant, Basin Restaurant, named after the Columbia River Basin, was, in fact, the social and political center of Ephrata during the 1940s and the 1950s. For instance, in 1948, when a banquet was held for James O' Sullivan to honor his work on Grand Coulee Dam, it was held at the Bell

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Hotel. Visitors from all over the country and state attended, including U.S. Secretary of the Interior Krug, Senator Warren Magnuson and Governor Mon Wallgren of Washington.

Criterion B: Important Historical Figures

The Bell Hotel is associated with Frank Bell who built the Bell Hotel. It was there that he entertained many famous democratic politicians and frequently met with the members of the "Dam University" led by James O'Sullivan, who were instrumental in the building of Grand Coulee Dam. While he also entertained at his farm in Hiawatha Valley, it was in the Bell Hotel that he forged his political career and made his most important contributions.

Life of Frank Thomas Bell

Frank Thomas Bell was born in Japan, Missouri on September 21, 1883. He graduated from Indianola Business College in Tecumseh, Oklahoma in 1904. In 1904, he travelled to the Pacific Northwest and at first settled in Oregon. In 1905, he moved to Hiawatha Valley, near Ephrata. He homesteaded there for several years after 1907. Bell lived near the Bell Hotel from the time it was built to his death. He also continued to keep a farm at Hiawatha.

Bell became involved in real estate in Ephrata in 1911. He also opened a real estate office in Seattle in 1916 and in Billings, Montana in 1917. He served as treasurer of Grant County from 1918 to 1922. In 1922, he accepted a position as private secretary to Senator Dill. It was in his capacity as secretary to Dill that he met Franklin Roosevelt and with Dill convinced FDR of the importance of the dam. He worked for Dill until 1933. In 1933, upon Dill's recommendation, he was appointed U.S. Commissioner of Fisheries by Franklin Delano Roosevelt. As U.S. Commissioner of Fisheries, Frank Bell was instrumental in finding a solution for the preservation of salmon runs, which had been adversely affected by the building

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of Grand Coulee Dam. This involved catching salmon at Rock Island and transporting them by truck to fish hatcheries above Grand Coulee Dam.

Bell continued to be concerned with matters of irrigation, electric power and fisheries and the Democratic Party throughout the rest of his life. While he was Commissioner of Fisheries, he was also one of two Americans of the Halibut Commission on the International Run. From 1937 to 1941, he was President of the American Fisheries Society which represented the United States, Mexico and Canada. In 1941, Bell returned to live permanently in Ephrata. He was involved in many real estate ventures. In the 1940s, he further developed the Bell Block and built a movie theater as well as the Ross Department Store. He and several other investors developed Ephrata Heights. He also served on the Columbia Basin Commission in the 1940s and ran for Congress in 1942, but did not win. He served as a consultant to the Grant County Public Utility District (P.U.D.) during the 1950s and was involved in the building of the dams in Wanapum and Priest Rapids, also on the Columbia River and in Central Washington. He served as a delegate to the 1964 and 1968 Democratic National Conventions. He died in 1970.

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Other Sources

Interview with Mabel Thompson, daughter of Frank Bell, Ephrata, Washington, November 1996.

Telephone Conversation with Mabel Thompson, April 1, 1997.

Mabel Thompson Collection (Photos).

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Verbal Boundary Description

A portion of Lots 20, 21, 22 and 23, Block 4, Section 15, T21N, R26 E.W.M.

Verbal Boundary Justification

The nominated property includes the entire area described above and which is historically associated with the Bell Hotel and located in a portion of Lots 20, 21, 22 and 23, Block 4, Jesse Cyrus' First Addition to the Town of Ephrata, according to the plat thereof recorded in Volume 1 of Plats, page 7, Records of Grant County, Washington.