United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received SEP 1 8 1984

date entered OCT 1 8 1984

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

1. Name

historic   Waterville Hotel

and or common

2. Location

street & number   102 South Central (formerly East Park St.)   ___ not for publication

city, town   Waterville   ___ vicinity of

state   Washington   code   053   county   Douglas   code   017

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	_X_ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	_X_ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name   Meta Gritsch

street & number   102 South Central

city, town   Waterville   ___ vicinity of   state Washington 98858

5. Location of Legal Description

courthouse, registry of deeds, etc.   Assessor's Office, Douglas County Courthouse

street & number   P.O. Box 387

city, town   Waterville   state Washington 98858

6. Representation in Existing Surveys

title   Washington State Inventory of Cultural Resources   has this property been determined eligible? ___ yes _X_ no

date   1984   ___ federal _x_ state ___ county ___ local

depository for survey records   Office of Archaeology and Historic Preservation

city, town   111 West 21st Avenue, Olympia   state Washington 98504

7. Description

Describe the present and original (if known) physical appearance

The Waterville Hotel is a large two and one-half story brick structure designed in the Jacobethan Revival Style. Dormers, half timbering, arched windows, and a porch enliven the main facade. The building is in good condition and much of its original detailing has been maintained.

Waterville is a small town located on the high rolling prairies of central Washington. Several mountain ranges and rivers are in the vicinity. The hotel is located at the center of the town's original plat and the community's primary commercial street lies to the east. Vacant land, modest homes, and small commercial structures are in the neighborhood of the hotel.

The elevated foundation for the structure is constructed of basalt boulders that were hauled by wagon from Douglas Creek, five miles to the east. The structure itself was built with red bricks from the kiln of A.C. Rogers, which was located one mile south of town. Bricks from Rogers' kiln were used in many Waterville buildings; unfortunately, these bricks are often weak and porous.

The hotel is generally "I" shaped with two gable-fronted end pavilions. These pavilions project slightly from the walls of the east and west facades. Between the two pavilions is the central core of the hotel and its roof is set at a cross-gable to those of the pavilions. On the east facade of this center section is a large wooden porch with wooden posts. Originally a balustrade ran between these posts and also surmounted the porch roof. These elements were removed many years ago due to deterioration. A concrete stair has also replaced the original pair of wooden stoops. The main entrance to the hotel is behind the porch and consists of a wood and glass door flanked by sidelights. The muntins in the sidelights form a decorative diamond pattern. A secondary door fronting on the porch was altered. Most of the windows of the building are one-over-one double-hung sash and are set beneath corbelled segmentally arched lintels with radiating voussoirs. The brick lug sills were covered with a fine cement coating. A corbelled watertable was similarly finished.
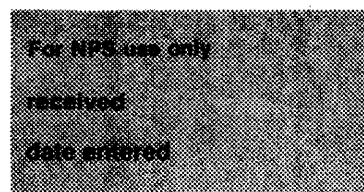
The gable ends of the pavilions are executed in imitation of half-timbering with exposed "framing" and wood shingles between the timbers. The bargeboards of the gable are ornamented with small applied circular decorations. The roof of the building is detailed with eight dormers; three on both the east and west facades and one each on the north and south. The dormers imitate the decorative features of the pavilion gables. The windows on this story are double-hung, nine-over-one sash.

Originally, the hotel roof was clad in asbestos sheeting. This has been replaced by asphalt shingles. An original shed roof kitchen ell is on the hotel's west (rear) facade. This ell has been altered with new window sash and a wooden porch. Separate covered entrances were erected on the northwest and northeast corners of the hotel when parts of the building were converted to apartments. These additions were constructed in the 1950's of concrete block and pressed wood paneling. Other alterations include a simple porch on the south side that was built in the 1970's and a shed roof ell used for storage on the east side. In the 1930's, a long enclosed wood and glass entrance was erected on the south corner of the main facade to service the hotel's basement restaurant. In the late 1970's, this entrance structure was cut in half and the removed portion was turned into a shed and placed on the southern edge of the hotel property.

On the interior of the hotel, the upper two floors have maintained their original appearance while the main floor and basement have experienced profound alterations. The dining room and lobby of the main floor were converted into apartments after 1938. The stairway has survived with its square newel posts and turned balusters. Some of the lobby's leather and oak furniture remains in the building.

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

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Central halls run the length of the second and third floors allowing each room an exterior window. The second floor has thirteen bedrooms approximately 12 feet by 12 feet with ten foot ceilings. Each room has a double-hung sash window, paneled door with a single glass transom and a sink. Two rooms have private bathrooms. There are six rooms that have bathrooms between them. In addition, there are two public toilets. The third floor also has thirteen bedrooms approximately eight feet by ten feet with eight foot ceilings. There are two public baths and four rooms have a bath between them. Original iron fire escape ladders are on both ends of the building.

Most of the plumbing fixtures on the top two floors are original to the building and include porcelain sinks, nickel-plated fixtures, claw-foot bathtubs, and toilets with overhead tanks. Other surviving elements are brass hardware, molded door and window surrounds, ornamented radiators, metal and glass ceiling lamps, turned wooden guards or protectors on the corners of walls and furniture such as dressers and iron beds.

The Waterville Hotel was erected in the Jacobethan Style. The use of brick with half-timbering, ornamented bargeboards, and projecting pavilions with steep gables are all recognizable elements of the style. The simplicity with which elements are executed reflect the isolation and modest economy of the community. Nevertheless, this detailing reflects a self-conscious attempt to build a stylish hotel. Although the additions and alterations to the building are incompatible with the original design, they have not significantly impacted its historic integrity. The main facade is particularly well-preserved and it continues to be a dominant element of Waterville's landscape.

8. Significance

Statement of Significance (in one paragraph)

For several decades after it was erected in 1903, the Waterville Hotel was one of the most important commercial establishments in this small central Washington town. The hotel was a source of pride for the community and it served as a center for social inter-action. The building remains one of Waterville's most prominent architectural landmarks.

A group of local investors formed a corporation to build the hotel. An article that appeared in the Big Bend Empire on July 23, 1901, stated, "A company is being organized to build a brick hotel, and will be incorporated with a capital stock of from $10,000 to $12,000."

The investors saw a need for quality accommodations. Waterville was the Douglas County seat, and as such attracted many who came to town to transact business at the courthouse. There were rooming houses, but these were considered inadequate for those in town on business. An article explaining the need appeared in the Big Bend Empire, March 14, 1901, "At present our hotels are simply overrun with guests. Nothing short of a commodious, well arranged hotel will satisfy the traveling public at this day and age in Waterville." Convinced of the importance of this project to the town's economy, city officials deeded the public square in the center of town for the hotel's site. Located conveniently between Wenatchee and Coulee City on Highway 2, Waterville's new hotel provided necessary accommodations for those not wishing to make a night drive down the steep, narrow, winding Pine Canyon Road to Wenatchee. The hotel became a popular way station for the tourists, salesmen, and politicians traveling this route.

The hotel also became the town's social and civic center. It had a large dining facility and many town meetings, political rallies, and social gatherings were held there. Many groups used the hotel on a regular schedule. Among those were the Commercial Club, which held both business meetings and social events; and a dance group, comprised of prominent citizens, which met weekly complete with a band and refreshments.

In the 1900's, "politicking" was very personal. The hotel became a political focal point where crowds of 100 to 150 people would gather to meet, listen to speeches, discuss issues, and argue.

The hotel was one of the largest commercial operations in the county. The building had 33 rooms, each with a window, chest of drawers, and a bed. There were ten deluxe rooms that shared a bath with only one other room. These rooms cost only $2.50 per night through the 1940's. However, a guest renting the cheapest room at $1.00 per night was also assured clean sheets and towels and the use of a public bath at the end of the hall.

From 1931 to 1943 the hotel was managed by Pearl and Clayton Mayo. She was a cook of great renown and the hotel flourished. A typical menu consisted of three types of roasts: veal, beef, and pork; and for 50 cents a patron could select a dinner consisting of meat, potatoes, two vegetables, salad, and pie. Fourteen to 16 pies were made each day. A "merchant's lunch" (dinner menu minus one vegetable) was quickly served and cost 35 cents.

During the summer months over 65 people were served dinner regularly and the rooms were almost always full. The winter months were lighter for room rentals, but on the average over 100 people were served meals each day. The lunch crowd consisted of courthouse employees, at least 20 students from the public school, businessmen, hotel guests, and prisoners housed at the jail in the courthouse.

9. Major Bibliographical References

Big Bend Empire Press, March 14, July 25, 1901; April9, April 23, December 17, 1093;
    August 3, 1905.
Fanning, Vic (son of C.C. Mayo), Interview, July 1984, Soap Lake, Washington.
Gritsch, Meta, Interview, July 1984, 102 South Central, Waterville, Washington.
Ruud, Carl O. (member of Waterville pioneer family), Interview, July 1984, Waterville, Wa.

10. Geographical Data

Acreage of nominated property _____ less than one

Quadrangle name __ Waterville __   Quadrangle scale __ 1:24,000 __

UTM References

A |1,0| |7|1,9|8,5,0| |5,2|8,1|0,0,0|
  Zone   Easting   Northing

B |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
  Zone   Easting   Northing

C |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
D |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
E |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
F |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
G |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|
H |__|__| |__|__|__|__|__|__| |__|__|__|__|__|__|

Verbal boundary description and justification   South 170 feet of Park Square in the town of Waterville, according to the plat thereof recorded in Volume A of Plats, Page 4, records of Douglas County, Washington.

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

state   n/a   code   county   code

state   n/a   code   county   code

11. Form Prepared By

name/title   Barbara W. Wolff   Edited by Mark L. Brack / Archaeology & Historic Pres.

organization   Douglas County Historical Society   date   July 14, 1984

street & number   P.O. Box 160   telephone   (509) 745-8922

city or town   Waterville   state   Washington   98858

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national   _____ state   _X_ 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 National Park Service.

State Historic Preservation Officer signature

title   State Historic Preservation Officer   date   September 11, 1984

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I hereby certify that this property is included in the National Register

       Entered in the
       National Register   date   10-18-84

Keeper of the National Register

Attest: date

Chief of Registration

GPO 894-788

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The summer guests included tourists, salesmen, telephone employees who "serviced the line," state and county road crews, railroad executives who came regularly and stayed for several days at a time, and officers of the Hypotheek Bank, a Dutch bank that held farm mortgages in the area. Local ranchers often stayed when business or weather necessitated an overnight visit. Single school teachers were often permanent guests. A chiropractor used his bedroom as an office and the Binyon Optical Company used the hotel as an operating base several times a month.

Highways, automobiles, and motel competition contributed to the decline of this 80 year old hotel and it was finally closed in 1977. Plans are currently being developed to rehabilitate the structure for more profitable use.

Although closed, the hotel has been well maintained and it remains one of the most prominent structures in the town of Waterville. Most of the town's residential and commercial structures are only one or one and one-half stories tall. The county courthouse (1905) is the only building in the community larger than the hotel.

The hotel's use of the Jacobethan Style is unique in the county and though its detailing is rather simply executed, it remains one of the few buildings in Waterville to exhibit a design of such quality.