

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED **APR 18 1986**  
DATE ENTERED **APR 17 1986**

**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**

HISTORIC

Phoenix Hotel

AND/OR COMMON

**LOCATION**

STREET & NUMBER 201-222

~~201-22~~ Pendleton Street

N/A NOT FOR PUBLICATION

CITY, TOWN

Waycross

N/A VICINITY OF

CONGRESSIONAL DISTRICT

Eighth - Billy Evans

STATE

Georgia

CODE

13

COUNTY

Ware

CODE

299

**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 checked="" type="checkbox"/> UNOCCUPIED	<input checked="" 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 type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<u>N/A</u> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME

Allen Churchwell

STREET & NUMBER

1705 Camilla Drive

CITY, TOWN

Waycross

N/A VICINITY OF

STATE

Georgia 31501

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Superior Court

STREET & NUMBER

Ware County Courthouse

CITY, TOWN

Waycross

STATE

Georgia

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

N/A (None)

determined eligible ? : no

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 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 checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Phoenix Hotel is a three story, brick building which covers a 200' x 111' block of the Waycross Central Business District. It has an irregular floor plan and is surmounted with a hip roof. Attic ventilation is provided through stylized dormers that are located around the building. The walls are of brick construction, but have been covered with a smooth, earthtone stucco.

The first floor has been "modernized" over the years, but the second and third floors still retain their original window configuration. For the most part, the windows are grouped together in threes, two full length windows with a short window in between. The full length windows provide light into rooms while the short window provides light into the baths, which are shared by two rooms. These window groupings are accented by rusticated stone along the sides and extending partially across the top.

The interior has walls and ceilings of smooth plaster throughout. The floors are of pine, but are mostly covered with carpet. The hotel restaurant is located on the second floor. With its oversized windows and high coffered ceiling, it has a very light and airy feeling.

This, however, is not how the Phoenix Hotel looked when it was first completed. Originally, it was a two story, brick structure with a 200' x 111' rectangular floor plan. The roof was screened by a brick parapet wall that was accented by a corbeled brick cornice. Brick flues from the second floor rooms also added ornamentation to the roofline. A two story veranda and a small, round tower were located on the south elevation of the building.

While the first floor storefronts were typical of that period with glass facades and central doors, the second floor windows featured segmented arches with radiating voussours. These were each ornamented with corbeled brick window surrounds.

In 1913, under the direction of V.C. Parker, a local contractor, the Phoenix was transformed into its present appearance.

### Photographs

The Historic Preservation Section has determined that the photographs taken in September, 1980 still provide an accurate view of the property. No significant changes have been made since that date.

# 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 checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	Built c. 1890 Remodeled 1913-14	BUILDER/ARCHITECT	Unknown Remodeling Contractor - C. Parker	Virgil
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## STATEMENT OF SIGNIFICANCE

The Phoenix Hotel, built circa 1890, is significant for its historic associations with the growth of Waycross, as well as the railroad industry in Southeast Georgia. During the latter part of the nineteenth century, the expanding railroad industry increased the need for hostelry services in Waycross. To help these needs, the Phoenix Hotel was constructed. The building, as it stands now, is significant as an excellent example of an architectural style that was to become popular in this area during the early twentieth century and influence the area building industry for many years.

Like much of the area, the railroad industry had a direct influence on the history of the Phoenix Hotel. In 1880, the Savannah, Florida and Western Railroad (SF & WRR) acquired a large land holding for expansion purposes near the junction of the Brunswick and Albany Railroad and the Waycross and Florida Railroad. Once the SF & WRR completed the construction of its new lines, the remainder of the land was laid out for future development. This plan, known as New Waycross, was designed to provide streets, residential lots, commercial lots, and parks.

In 1890, the four lots that comprise block ten of the New Waycross plan were purchased by Frank C. Owens. Though the exact date of construction is unknown, evidence indicates it was built about this time, since the earliest known advertisements for the hotel appear in 1892.

When completed, this two story brick structure not only provided comfortable accommodations for the many travelers passing through Waycross on the daily passenger trains, it also provided space on the first floor for many of Waycross' early business endeavors; such as barbers, banks, cigar stores, and clothing stores. During the next twenty years, the hotel industry in Waycross boomed as the number of daily passenger trains increased. This increase in business prompted the owner of the hotel, the Waycross Savings and Trust Company, to invest approximately \$100,000.00 in the expansion and renovation of the building. In 1913, V.C. Parker, a prominent local contractor, was put in charge of the renovation. When the work was completed in 1914, the Phoenix Hotel was second only to the La Grande Hotel, located on the triangular block to the south of the Phoenix. The La Grande burned around 1915 leaving the Phoenix as the most prominent hotel in Waycross. The addition of the third floor during the 1913 renovation doubled the number of rooms available.

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Bennet, Sr., E. Kontz Waycross Citizen - Telephone Interview, 5-20-80.  
 Odam, Mrs. R. H. Waycross Citizen - Telephone Interview, 1-9-80.  
 Ware County, Georgia Deed Book H, p. 419.  
 Ware County, Georgia Deed Book 00, pp. 227-229.

**ACREAGE NOT VERIFIED**

# 10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 0.55 acres  
 UTM REFERENCES

A	1 7	3 7 0 4 0 0	B	4 5 3 3 6 0	B			
	ZONE	EASTING		NORTHING		ZONE	EASTING	NORTHING
C			D		D			

## VERBAL BOUNDARY DESCRIPTION

The boundary is marked with a heavy black line on the accompanying sketch map.

Justification: The nomination includes all land on block 7 on Tax Map WA10 which is all that is historically associated with this property.

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	N/A	CODE	COUNTY	CODE
STATE		CODE	COUNTY	CODE

# 11 FORM PREPARED BY

Historic Preservation Section Contact:  
 Kenneth H. Thomas, Jr. (404) 656-2840

NAME / TITLE: Randy Shipp/ Historic Preservation Planner  
 ORGANIZATION: Southeast Georgia Area Planning and Development Commission DATE: June 1980  
 STREET & NUMBER: P.O. Box 2049 TELEPHONE: 912/285-6097  
 CITY OR TOWN: Waycross STATE: Georgia  
 STATE: Georgia CODE: 31501

# 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: Elizabeth A. Lyon  
 TITLE: State Historic Preservation Officer DATE: 10/31/80

FOR NPS USE ONLY		<b>DOE/OWNER OBJECTION</b>	
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER			
<u>William H. Rishman</u>		DATE: <u>6-28-82</u>	
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION		DATE: <u>6/29/82</u>	
ATTEST: <u>James M. McCherson</u>		DATE: <u>4/17/86</u>	
KEEPER OF THE NATIONAL REGISTER		Entered in the <u>owner objection withdrawn (new owner)</u> National Register	

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

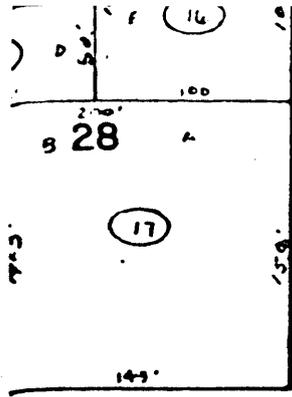
**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED ~~NOV~~ 18 1980  
DATE ENTERED

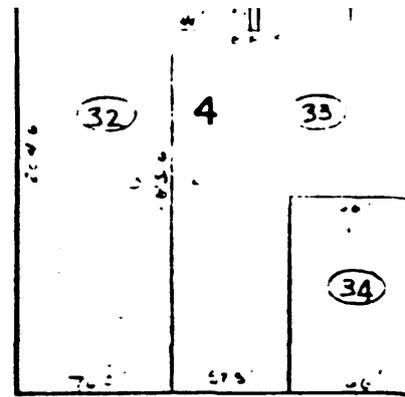
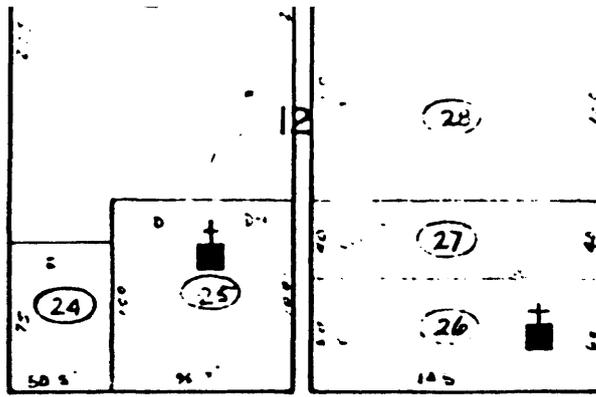
CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

For the next thirty years, the popularity of the Phoenix grew. Not only did it provide accommodations for travelers, it provided a fine restaurant and meeting place for local functions. As when it was first built, the first floor was used for commercial purposes. Some of the businesses located in the Phoenix Hotel Block were J.E. Steinkeimer, broker; Youman's Jewelry Co.; and Western Union Telephone Co. During the 1950's, when rail travel began to decline, the hotel's clientele began to decrease. This trend continued until the Phoenix Hotel finally closed its doors in the late 1960's.

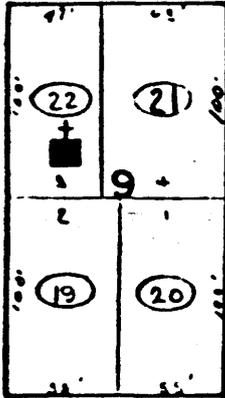
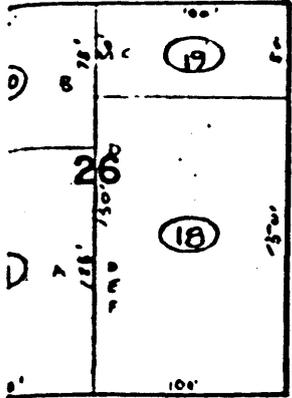
Architecturally, the Phoenix Hotel could be described as an interpretation of the Spanish Revival style that was becoming popular during the early twentieth century. This is evidenced by its stylized dormers, window ornamentation and smooth, earthtone stucco exterior. Though the name of the renovation architect is not known, the design was probably influenced by the work of H.J. Klutho, the architect for the La Grande Hotel. Mr. Klutho was a prominent Jacksonville, Florida architect who designed a few buildings in Waycross. The use of this detailing influenced the construction industry in the area for many years. This influence can be seen today in several buildings around Waycross, such as the Wacona Elementary School of which the main facade almost duplicates the dormer design of the Phoenix.



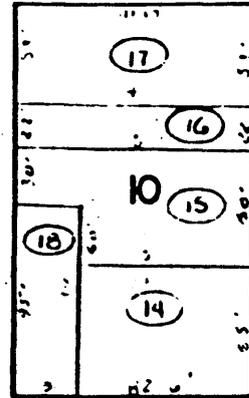
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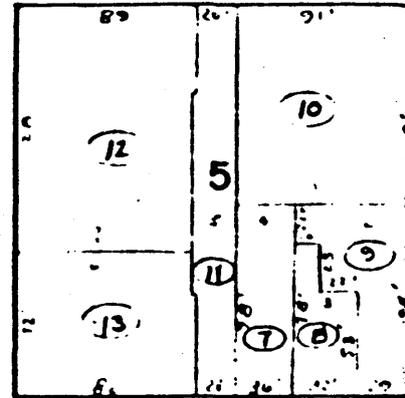
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STREET

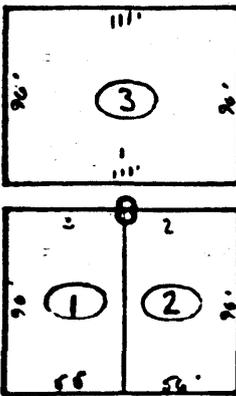
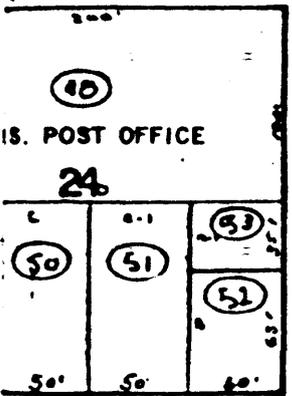


STREET



ELIZABETH STREET

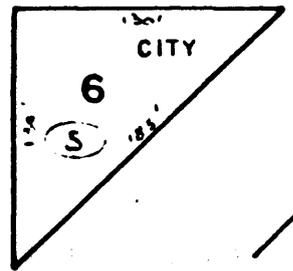
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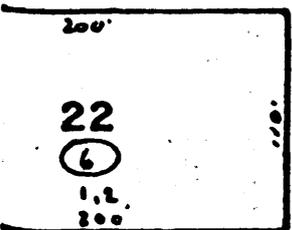
PARKER



PENDLETON

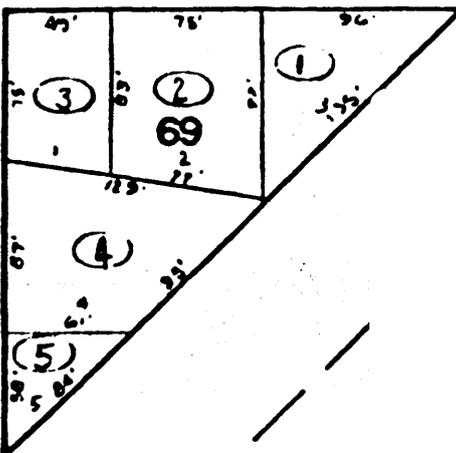


JANE STREET



STREET

TEBEAU



Tax/Sketch Map

PHOENIX HOTEL  
Waycross, Ware County, Georgia  
Scale: 1" = 100'  
Source: Ware County Tax Assessors  
Office  
Date: current  
Key: The boundary of the nominated  
property is marked by a heavy black  
line around parcel 7.

NOV 18 1980