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United States Department of the Interior
National Park Service

APR 18 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Downtown Waterville Historic District
other names/site number N/A

2. Location

street & number Locust and Chelan Streets not for publication
city, town Waterville vicinity
state Washington code WA county Douglas code 017 zip code 98858

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>17</u>	<u>2</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>17</u>	<u>2</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
David E. Moor 3-30-88
Signature of certifying official Date
Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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:)
Adrian Zyur Entered in the National Register 5-19-88

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Commerce/Trade: business, professional,
organization, financial institutions,
specialty store, restaurant

Current Functions (enter categories from instructions)
Commerce/Trade: business, professional
organization, financial institution,
specialty store, restaurant

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and Early 20th Century
American Revivals
Other: Commerical Vernacular

Materials (enter categories from instructions)

foundation brick
walls brick
roof composition, tar
other _____

Describe present and historic physical appearance.

Introduction: The Downtown Waterville Historic District is a compact group of commercial structures, built mostly between 1891 and 1915, which served as the business hub of the Douglas County seat through the late 19th and 20th centuries. The district includes historic shops, fraternal halls, professional offices, and banks. Collectively, the group is distinguished by the uniform use of local brick, the consistent scale of the one and two story buildings, and the restrained vernacular architectural designs employed by the builders.

Contributing structures within the district typically feature broad storefront bays framed by brick piers, arched fenestration with segmental brick hoods, and ornamental cornices of metal or corbelled brick. Physically contiguous (and often built with party walls), the district forms a solid core at the heart of the city. The density of development and coherence of design set the district apart from the more modest and diffuse structures that lie outside the boundaries.

General Description: Waterville, Washington, (population about 1,000) is a small agricultural trade center and the seat of Douglas County. Located in the Big Bend Country of central Washington, the city is sited on a high plateau (altitude 2,650 feet) about 10 miles east of and 1,500 feet above the Columbia River. The community is surrounded by fertile, gently rolling farmland which has long been a center for wheat and other grain cultivation as well as for some cattle and fruit production. The city is relatively remote from other population centers; Wenatchee is about 26 miles southwest of Waterville and Coulee City about 36 miles east.

Town Morphology: The townsite of Waterville was platted on a quarter section of land first settled by Stephen Boise in 1883 and purchased by A.T. Greene two years later. The original plat of the city, filed in 1886, was composed of eight blocks laid out in a rectilinear pattern with a grid of streets running north-south and east-west and lots reserved for a public park, schools, fraternal halls, and a courthouse. Subsequent additions throughout the late 19th century extended the grid and by the early 20th century the city encompassed about one square mile.

Initial commercial development in the late 1880s and the early 1890s resulted in the construction of isolated frame structures scattered throughout the central part of the original plat with some larger buildings (notably hotels) concentrated on Walnut Street south of the historic district. But by the early 20th century, with the construction of substantial brick blocks near the intersection of Locust Street and Chelan Avenue, the focus of the city's commercial district shifted and the intersection (and adjacent brick buildings) quickly assumed the character of a city center. By 1911, newspapers referred to the crossroads informally as a "public square," reflecting the district's role as a focal

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point for commercial activity. Today, that portion of Locust Street and Chelan Avenue which runs through the district is a part of U.S. Highway 2.

Architectural Character: The Downtown Waterville Historic District includes most of the brick commercial structures built in the city in the late 19th and early 20th centuries. Indeed, the predominance of brick distinguishes the district from other areas of town. All but one of the contributing buildings are constructed of brick bearing walls laid in common or stretcher bond. Local brick yards, first established in 1889, provided most of the material.

In addition to the coherence created by the use of brick, most of the buildings in the district were constructed during a relatively brief time span (over half were built in 1902 and 1903 alone). Many of the buildings share party walls and were constructed by the same builders. As a result, buildings in the district reflect many of the same architectural forms and features.

The oldest structure in the district (the First National Bank/Kincaid/I00F Block), and the first large brick block in Waterville, was constructed in 1891 on three contiguous lots (under separate ownership) at the northeast corner of Locust Street and Chelan Avenue. A single builder (using Waterville brick) constructed a well-integrated, two-story building composed of three bays and measuring 80 by 75 feet. The storefront bays originally featured large plate glass windows with kickplates, iron columns and iron lintels (some of which survive), while the upper floor is punctuated with regularly spaced windows with double-hung sash, brick hoods, and stone sills. Brick piers rise between the bays, and an elaborately corbelled brick cornice crowns the building.

Within a decade, the surrounding area was rebuilt in brick, with contiguous one and two story buildings on either side of Locust Street west of Chelan. Typically, buildings from the second period of growth (1902-1905) have storefront bays that measure 25 feet wide (and ranged from about 70 to 100 feet deep). The storefronts are composed of plate glass display windows beneath multi-light mezzanine or transom windows; iron lintels, supported by iron columns, span the bays. The storefronts are flanked by brick piers which project slightly from the face of the facades and are surmounted by brick courses or friezes with recessed panels. The typical composition is capped with an elaborate brick or metal cornice which recalls the late Victorian Italianate idiom. The Rogers and Howe Block and the Guibert Block, both built in 1902-03, are outstanding examples of the "framed" storefront form, in which entire facade is dominated by expansive display windows decoratively framed by brick piers, a frieze, and an ornate metal cornice. Even later buildings in the district (like the Knemeyer Saloon Building of 1914) reflect the same composition in a restrained manner.

Two-story structures in the district (like the Waterville Bank Building or the Cooper Building) feature framed storefront bays on the first level while the second floor, which housed professional offices or meeting halls, is lighted by regularly spaced windows with double-hung sash and segmental brick hoods. Throughout the district, rear and side walls are planar, unornamented surfaces punctuated with arched windows. Rear doors open onto alleys at the rear lot lines.

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Only two contributing buildings in the district vary from the common pattern. The Douglas County National Bank Building, constructed on the northwest corner of Locust and Chelan in 1911, is a Neoclassical temple-style structure built of brick laid in rusticated patterns with terra cotta trim. Although it shares the scale of its neighbors, it is the only example in the district which employs a high style architectural vocabulary. The bank is surmounted by a full entablature and the entry is framed by colossal unfluted Doric columns. One lot north of the bank is the Centennial Feed Building, the only frame structure in the district, a small gable roof building with a boomtown false front and corrugated metal siding. The Centennial Building is the last of the frame structures once common in the district.

Integrity: The integrity of the Downtown Waterville Historic District as a whole has been well preserved. A review of historic fire insurance maps indicates that the district today contains all the contiguous brick buildings that were constructed in the city center between 1890 and 1915 with one exception (a hardware store adjacent to the First National Bank Block). No historic brick buildings in the district have been demolished and only one non-historic structure has been built since World War II.

The integrity of individual buildings varies. Although many original interior features, including pressed tin ceilings, wainscoting, and mezzanine level galleries, have been lost or dramatically altered in recent decades, the exterior integrity of most buildings remains good. Character-defining features like metal cornices, double-hung wood sash windows, and iron storefront columns survive on many buildings. Most exterior alterations have occurred on the storefronts, including changes to transom and mezzanine windows, display windows, and storefront configurations. Despite these alterations, evidence suggests that some original storefront fabric exists behind recent signage. More serious damage is likely to result from the sandblasting to which many buildings were subjected in recent years. Already, some deterioration to the face of the brick is evident and further deterioration can be expected.

Boundaries: The district is a clearly discrete area of the city that contains the entire group of contiguous historic buildings located at the site by 1915. On the western edge of the district, the boundary is drawn to include the entire group of contiguous brick structures on both sides of Locust Street which appear on historic fire insurance maps from the period. Beyond that, the district is characterized (today and historically) by open space. On the east, the boundary is drawn at the alley between Chelan Avenue and Baker Street which demarcates a change in scale and character. The southern boundary is drawn along the alley behind Locust Street, south of which is the Memorial Park. The boundary on the north is drawn to include contiguous historic structures on Chelan Avenue and follows the alley north of Locust Street. North of the boundary is open space and a marked change in scale and character.

For the most part, the district is surrounded by residential neighborhoods. It should be noted, however, that several properties of historical interest in the commercial development of the city exist outside the boundaries. The Waterville Hotel (National Register, 1984) is located one-half block to the west, the Nifty Theater is located one-half block to the east, and the Waterville Hospital is located one-half block to the north.

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Classification of Buildings: Of the 19 structures included within the district boundaries, 17 contribute to the significance of the district because of their association with the development of the city's commercial center, their construction during the period of historical significance, and their retention of general integrity of form, design, and historic character. One historic property--The Mid-State Bank Building--does not contribute to the significance of the district because of substantial alterations to the basic character of the structure. A second property--the Garrett Hardware Store--is completely contemporary in character and therefore does not contribute to the significance of the district.

Building #1: First National Bank/Kincaid/IOOF Block

Address: 101 North Chelan Avenue
Classification: Contributing
Date of Construction: 1891-1892
Major Source: Big Bend Empire, July 30, 1891

Description: Located on the prominent northeast corner of Locust Street and Chelan Avenue, the First National Bank/Kincaid/IOOF Block is a three part commercial structure built of Waterville brick supplied by Mike Eckert and designed in a vernacular style that alludes to both the popular Romanesque Revival and the late Victorian Italianate. The two story structure initially measured 80 feet along the Chelan facade and 75 feet on Locust Street until a rear bay was added sometime in the early 20th century which extended the Chelan Avenue facade by about 30 feet.

The bays of the structure are separated by brick piers which rise to an elaborately corbelled brick cornice that spans the entire block. The upper story is uniformly punctuated by double-hung, one-over-one wood sash windows with segmental arched hoods (with keystones) and stone sills. The corner street level bay (which housed the banking room) features an angled entry and is characterized by large arched windows with fanlights and brick hoods with keystones. The center and northern storefront bays along Locust and the western storefront along Chelan have been altered but still retain the brick dentil course that runs above the storefronts; the eastern storefront along Chelan also retains original iron columns and mezzanine windows.

History: Construction of this block was "the beginning of making our city compact and substantial," according to news accounts of the day. The three property owners agreed upon a uniform style, scale, and material. The result was a substantial structure unrivalled in size and sophistication for at least a decade. And because construction coincided with (or perhaps was precipitated by) the establishment of a brick yard in the city, the block was Waterville's first major brick building.

The First National Bank, which was located in the corner bay, was founded earlier in the year by W.R. Ballard, president; R.E. Steiner, Vice President; and W.L. Wilson, cashier. Original directors included A.R. Foote, A.T. Greene, A.L. Rogers, and M.B. Howe. The bank was capitalized at \$50,000 and received its first shipment of currency in March. The bank remained in the corner location and rented out the upstairs offices until 1905 when the Masonic Lodge (organized as the Badger Mountain

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Lodge in 1889) purchased the structure. The Masons had previously met in the neighboring IOOF hall.

The Kincaid Block was constructed by James Kincaid, one of the original settlers who helped plat the town. Kincaid rented both floors to a variety of businesses, including clothing shops, dry goods stores, and a boot and shoe firm. The most notable tenant in the early 20th century was the Alexander Mercantile Company. Fire insurance maps indicate that the upstairs rooms were reserved for the Armory Hall in the early 20th century.

Founded in 1889, the Waterville IOOF chapter is the oldest fraternal organization in Douglas County. The lodge, which had a frame hall at the site, decided to build a brick structure in 1890 and dedicated the completed hall in 1892. The ground floor offices were rented to the Douglas County Bank (see building #7) and the United States Land Office through the first decade of the 20th century. The land office did a booming business and conducted more than 2,700 transactions in 1902 alone.

Building #2: Waterville State Bank--Carpenter and Maltbie Block

Address: 107 West Locust Street

Classification: Contributing

Date of Construction: 1902-03

Major Source: Douglas County Press, September 4, 1902; September 18, 1902; August 28, 1902; October 29, 1903

Description: This two story brick structure, which measures 50 feet by 107 feet, features two street level storefronts on Locust and an upper story with segmental arched fenestration. The storefront bays retain the original iron lintels, which span the bays, and iron columns which support it. The bays are framed by brick piers which rise through the second story. A course of recessed brick panels separates the two stories and forms a sill course for the second floor windows. The windows retain the original double-hung wood sash. A corbelled brick cornice and parapet crown the structure. Side and rear elevations are planar brick walls punctuated by segmental arched windows and doors; most of the windows retain the original wood sash. The building shares a party wall with the brick structure on the east.

History: Nearly a decade after the major brick block on the northeast corner of Chelan and Locust was completed, construction of this structure began on the southwest corner. The building represented the first brick construction in almost a decade and, together with adjacent brick blocks constructed simultaneously on the east, helped identify the intersection as a major commercial hub.

Construction evolved in several stages. Initially, C.A. Carpenter and A.L. Maltbie constructed a one story brick building on the eastern lot to house their hardware and implement business. Within a year, they had torn down an adjacent frame structure on the corner and constructed a two story building. At the same time, they added a second story to the original brick building and integrated the two into a single structure. Construction of the building was supervised by C.W. Moon (contractor for the Waterville Hotel) with a crew of brick layers and masons from Wenatchee.

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By 1905, the Waterville bank had moved into the ground floor of the corner structure and remained at the location for several decades. Founded in the early 20th century, the bank was capitalized at \$30,000 in 1907. C.T. Hansen served as bank president at that time. The second floor of the corner lot was used as a carriage shop and, by 1909, as a theater and dance hall. By World War I, the post office occupied the rear storefront on Chelan Avenue.

Building #3: The Fair Store Building

Address: 102 West Locust Street
Classification: Contributing
Date of Construction: 1902-03
Major Source: Douglas County Press, September 4, 1902

Description: This well preserved one-story brick structure, which shares a brick party wall with the adjacent buildings, was constructed in 1902. The building measures 30 feet wide and 107 feet deep. The street facade is composed of a large storefront bay with a central recessed entry. The storefront is framed by brick piers and is surmounted by a paneled brick frieze and corbelled brick cornice. The storefront retains the original iron lintels and columns as well as the original plate glass display windows and kickplates. The contractor was C.W. Moon, who built the Waterville Hotel and the adjoining blocks at the same time.

History: Contemporary with its neighbors on either side, the Fair Store was built in 1902 and completed in 1903. The property was owned by R.E. Steiner, who tailored the building to meet the needs of William Dunn's dry goods and clothing business. The shop was outfitted with a gallery, special store shelving, and other modern conveniences. The Fair Store remained in that location for many years; a machine shop was located in the basement. Both Steiner and Dunn served in city government at various times during the historic period.

Building #4: Granis Harness and Saddlery Building

Address: 104 West Locust Street
Classification: Contributing
Date of Construction: 1902-03
Major Source: Douglas County Press, August 28, 1902; September 4, 1902

Description: Built to harmonize with the Fair Store (with which it shares a party wall), the Granis Building is a one story brick structure which measures 24 feet wide and 75 feet deep. The broad storefront is framed by brick piers and surmounted by a brick frieze, corbelled cornice, and parapet. The original iron storefront lintel and transom windows are visible; the remainder of the storefront has been altered.

History: The Granis harness shop originally occupied this building (although it later located in the Waterville Hardware building). Fire insurance maps indicate that a restaurant was located here in 1922. In constructing the brick block, Granis anticipated that insurance rates on his new structure would be considerably lower than the

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rates on his old frame building. Granis was a leading citizen and a merchant who at one time served as city fire chief.

Building #5: Clary and Beyers Saloon

Address: 104 West Locust Street
Classification: Contributing
Date of Construction: 1902-03
Major Source: Douglas County Press, October 9, 1902

Description and History: This one story brick structure measures 22 feet wide and 50 feet deep and features a broad storefront bay framed by brick piers and surmounted by a paneled frieze, corbelled cornice, and parapet. The original display windows have been altered.

The original frame building on the lot, owned by local builder Frank Malfa, was rebuilt in brick at about the same time that the adjacent row of brick blocks on the east was constructed. Malfa retained carpenter L. Thomas East and brick mason J.A. Minnick and rented the store to the saloon. By 1922, the building was used as a confectionery.

Building #6: The Mid-State Bank Building

Address: 106 West Locust Street
Classification: Noncontributing
Date of Construction: 1905-1908
Major Source: Sanborn insurance maps

Description and History: The one story brick block is similar to its eastern neighbors but has suffered extensive alterations in the last decade. The original brick perimeter walls remain, as do the brick frieze, corbelled cornice, and parapet. But the facade has been altered with the inclusion on nonhistoric brick piers, reflective glass windows, and a metal band above the storefront. The side elevation has been altered with the introduction of a nonhistoric window and the attachment of a contemporary addition. Built somewhat later than the adjoining blocks (between 1905 and 1909), this was the last contiguous brick block constructed along Locust Street and forms an appropriate boundary for the historic district. Initially, the building was occupied by a saloon and barber shop (separated by an internal frame partition). But by 1914, and for many years thereafter, the property was used as a bakery.

Building #7: Douglas County Bank Building

Address: 100 North Chelan Avenue
Classification: Contributing
Date of Construction: 1911
Major Source: Big Bend Empire, January 19, 1911

Description: Located at the northwest corner of the intersection of Locust Street and Chelan Avenue, the Douglas County Bank Building is a distinguished example of the

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Neoclassical Style and a reflection of the "bank-as-temple" motif popular during the era. The structure, which measures 28 feet along Locust Street and 50 feet along Chelan, is built of pressed cream colored brick with a sandstone foundation and terra cotta trim. The walls of the building have a classical "rusticated" surface created by alternating bands of projecting and receding brick courses. The building is crowned by a monumental cornice, with dentils and modillions, and a shaped parapet. The corner entry is reached by a short flight of circular steps and is framed by colossal unfluted Doric columns. The large windows which illuminate the interior banking hall retain the original wood mullions and terra cotta heads with keystones. The original banking room was finished in mahogany and the bank housed a 10 by 18 foot vault constructed of reinforced concrete.

History: The Douglas County Bank was the first financial institution in the county, established about 1890 by A.E. Case and Frank Ford. Initially located in the Oddfellows Hall, the bank was one of the principal sources of funds for area farmers and ranchers. In 1907, the bank was capitalized at \$50,000; by 1920, the bank had a capital reserve of \$100,000.

The Neoclassical Style of the bank is unique in the downtown district--a bold statement that the bank was a stable and imposing institution on the economic landscape. When completed, the newspaper called the building a "credit to the town." The bank remained at the location until 1980 when it was sold by Rainier Bank to the city.

Building #8 and #8-A: Rogers and Howe Building and Annex

Address: 103 West Locust Street; 102-104 Chelan Avenue

Classification: Contributing

Date of Construction: 1903

Major Source: Douglas County Press, January 8, 1903; March 5, 1903; October 15, 1903

Description: The Rogers and Howe Building is a one story brick structure which measures 50 feet across the facade and 100 feet deep. The building is composed of two storefront bays, with iron columns and lintels and recessed central entries. The bays are separated by brick piers and a projecting brick stringcourse runs across the bays. A recessed brick frieze is crowned by an ornate, bracketed metal cornice with finials.

The warehouse annex, which faces on Chelan, is connected to the rear portion of the main store, forming an L-shaped building. The warehouse is a one story brick structure which measures about 28 feet wide and 40 feet along Chelan Avenue facade. The building is divided into two storefront bays by brick piers and has a corbelled brick cornice. The storefront windows have been replaced in recent years.

History: A.L. Rogers and M.B. Howe were proprietors of the first mercantile business in Waterville (1887). In 1902, they received permission from the city council (of which they were both members at various times) to construct a new brick shop on the north side of Locust near the corner of Chelan. In January, Rogers went to both Spokane and Seattle in search of proper plans. When complete, the structure was the largest store in the area. Shortly afterward, Rogers and Howe sold a portion of the corner lot to the Douglas County Bank and constructed an annex north of the bank lot.

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Building #9: Cooper Block

Address: 105-105 1/2 West Locust Street
Classification: Contributing
Date of Construction: 1903
Major Source: Douglas County Press, February 19, 1903; March 5, 1903

Description: One of the largest buildings in the district, the Cooper Block is a two story brick structure with ground floor storefront bays and upper level offices. The storefronts still retain some original features including iron lintels and columns, the original configuration (with recessed central entry), and mezzanine windows (now partially obscured). A brick stringcourse runs along the top of the first floor and a brick sillcourse runs beneath the second floor windows. The windows are tall and narrow with segmental arch hoods and original double-hung, one-over-one wood sash. A central stairwell (outlined by brick piers) separates the storefronts and provides access to the upper story. The building is crowned by a decorative metal cornice with brackets and finials.

History: Although Dr. Cooper died before completion of the block, R.E. Steiner oversaw construction of the imposing two story mercantile establishment (constructed simultaneously with its neighbors). The eastern bay was a general store, the western bay a drug store.

Building #10: Guibert Block

Address: 107 West Locust Street
Classification: Contributing
Date of construction: 1903
Major Source: Douglas County Press, March 5, 1903

Description and History: One of the best preserved structures in the district, the Guibert Block is a one story brick building with a completely intact facade. The storefront features display windows on either side of a central recessed entry. The upper portion of the windows are divided by wood mullions into multiple lights. The storefront retains the original iron lintel and columns. The wall above the storefront has a recessed brick panel and the building is capped by an bracketed metal cornice with finials. The structure is framed by brick piers.

Anton Guibert built this imposing one story brick block at about the same time as the Cooper and Rogers & Howe Blocks to the east. Guibert considered adding a second story (it was reported that the brick walls were strong enough for such an expansion). Guibert was the proprietor of a jewelry business, pharmacy, and later sporting goods store.

Building #11: Meat Market Building

Address: 109 West Locust Street
Classification: Contributing
Date of Construction: c. 1910-1920

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Major Source: Sanborn insurance maps, historic photographs

Description and History: The one story brick building is composed of two storefronts framed by brick piers. A corbelled brick stringcourse and cornice runs across the top of the building. The storefronts have been completely altered. The structure appears in historic photographs from about 1910; insurance maps of 1922 identify the store as a meat market.

Building #12: 111 West Locust Street

Address: 111 West Locust Street
Classification: Contributing
Date of construction: c. 1922-1940
Major Source: Sanborn insurance maps

Description and History: This simple, one story brick structure is divided into two storefront bays which retain the original transom windows. The upper wall is decorated with the outlines of brick panels. Fire insurance maps indicate that a series of frame structures was located here until at least 1922.

Building #13: Waterville Mercantile

Address: 113-113 1/2 West Locust Street
Classification: Contributing
Date of Construction: c. 1905
Source: Sanborn fire insurance maps, historic photographs

Description and History: This plain brick structure is composed of an altered storefront beneath a planar brick wall. A brick cornice with brick dentils is the only decorative element. The eastern half of the building was added between 1909 and 1915. The storefronts have been altered. The Waterville Mercantile was in business at this location as early as 1905, according to Sanborn maps. The store remained in use as a mercantile until well into the 20th century.

Building #14: O.C. Knemeyer Building

Address: 115-115 1/2 West Locust Street
Date of construction: 1914
Source: Douglas County Press, August 6, 1914

Description and History: The Knemeyer Building is a one story brick structure with two storefront bays; it measures 42 feet across the facade and 70 feet deep. The bays are framed by brick piers which rise to a corbelled cornice. The frieze above the storefronts is decorated with recessed panels. Although some original storefront material has been lost, part of the original transom windows are still visible.

O.E. Knemeyer was a prominent Waterville merchant who served on the city council in the early 20th century. In 1914, he had this block constructed by E. Pfuller and the

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structure was completed within 60 days. Initially, the building housed the post office and the Frank and Frank Billiard Hall.

Building #15: Waterville Hardware Building

Address: 107 South Chelan Avenue
Classification: Contributing
Date of Construction: c. 1912
Major Source: Historic photographs, Sanborn insurance maps

Description and History: The Waterville Hardware Building is a large two story brick structure at the southeast corner of Locust Street and Chelan Avenue. The building is characterized by street level storefronts and an upper story punctuated with arched fenestration. Brick piers rise through both stories to divide the bays. A continuous metal band runs across the storefronts, supported by a colonnade of iron columns. The upper floor is demarcated by a sillcourse and a brick stringcourse above the arched window heads. The cornice is composed of corbelled brick courses; a parapet rises above that. The corner entry is angled. The original display windows and transoms have been covered.

This large hardware emporium and harness shop was the last major structure built at the pivotal intersection of Locust and Chelan. Waterville Hardware remained here until about 1980.

Building #16: Garrett Hardware Building

Address: 109 South Chelan Avenue
Classification: Noncontributing

The structure is a one story building with a contemporary storefront composed of a large corrugated metal parapet, nonhistoric siding, and fixed metal frame windows. The building does not contribute to the historic character of the district.

Building #17: Malloy Building

Address: 111 South Chelan Avenue
Classification: Contributing
Date of Construction: 1916

Description and History: This one story brick building is characterized by large round arched windows with radiating brick voussoirs and stone keystones. The windows have wood mullions and fanlights. The central entry is set within a round arch with brick voussoirs and a keystone with the construction date incised on it. The cornice is ornamented with brick corbels and a parapet rises above that. The side wall features arched fenestration. A one-time mayor of Waterville, attorney Malloy built this structure for his offices.

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Building #18: Centennial Feed Store

Address: 106 North Chelan Avenue
Classification: Contributing
Built: c. 1907-1909
Major Source: Sanborn fire insurance maps

Description and History: The Centennial Feed store is a one story, gable roof frame structure with a boomtown false front, a storefront with a recessed central entry and transom windows, are side walls covered with corrugated metal (original to the building). Originally, the building was a plumbing shop and a tin shop. This functional structure is the last of the frame buildings which once characterized the downtown.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1891-1937

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

W.C. Calhoun, C.W. Moon, Frank Malfa
See Text

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Downtown Waterville Historic District is a well preserved and cohesive group of structures associated with the development of trade and the growth of commercial architecture in the Douglas County seat. Constructed mostly between 1891 (shortly after the city was incorporated) and World War I, the district reflects the rise of Waterville from a paper townsite to an agricultural trade center. The district includes most of the brick commercial blocks constructed in the city center during the period including general stores, fraternal halls, and banks, and is distinguished by the use of local brick, elaborate cornices, arched fenestration, iron storefront elements, and other period details. Collectively, the buildings of the district form the finest example of turn of the century commercial architecture in the county and are an outstanding reflection of a small city of the agricultural frontier.

Historical Background: Although first settled in 1883 by Stephen Boise, the land upon which Waterville was built was purchased in 1885 by A.T. Greene who, with the assistance of surveyor J.M. Snow, laid plans for a townsite that he hoped would become the county seat. In October 1886, a plat of the town was filed by a board of trustees (including James Kincaid, John Brownfield, and Judson Murray). Named in honor of wells on the property (although the site was ten miles from the Columbia River), Waterville was platted on a gridiron plan with lots reserved for the county courthouse, town hall, churches, fraternal lodges, schools, and (in a nod to Greene's New England upbringing) a public "park square."

Greene's plan was ambitious but met with initial success: one month after the plat was filed, the Douglas County seat was moved from Okanogan. By the spring of 1887, the first business had opened in town when blacksmith E.E. Stowell moved his forge and tools from Badger Mountain. The same year, a second frame structure was completed for Snow and served as temporary courthouse and post office. Before the year was over, E.L. Rogers and M.B. Howe began a general store. But growth was slow; in the spring of 1888, only eight structures marked the townsite.

Between the summer of 1888 and the fall of 1890, however, the nascent city experienced the first of several boom periods. New additions were platted which greatly extended the original town; fraternal societies and churches were formed; a variety of shops opened for business in frame structures; a flour mill was placed in operation; and Greene and his wife donated a frame courthouse to the community. All the activity, noted a newspaper at the time, was clearly "the advance hum of manufacturers" sure to follow (Big Bend Empire,

See continuation sheet

9. Major Bibliographical References

Big Bend Empire, Waterville, 1889-1910.

Douglas County Press, Waterville, 1900-1920.

R.L. Polk's Chelan, Douglas, Grant and Okanogan Counties Directory, 1920-1921, R.L. Polk, Seattle, 1920.

R.L. Polk's Chelan, Douglas, Grant and Okanogan Counties Directory, 1914-1915, R.L. Polk, Seattle, 1914.

R.L. Polk's Directory of Chelan and Douglas Counties, 1907, R.L. Polk, Seattle, 1907.

Sanborn Fire Insurance Company, Maps of Waterville, 1894, 1905, 1909, 1922, Available on microfilm at University of Washington Library.

Mrs. Doris Nelson, ed. "Big Bend in the Good Old Days," a series in the Empire Press, various dates (c. 1955-1970).

Historical photographs from the collection of the Douglas County Historical Museum, Waterville.

Historical photographs from the collection of Edna Slusser George, Waterville.

An Illustrated History of the Big Bend Country, Western Historical Publishing Company, Chicago, 1904.

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: _____

10. Geographical Data

Acreage of property 3 acres

UTM References

A 10 720110 5281140
Zone Easting Northing

B 10 720990 5281000
Zone Easting Northing

C 10 719960 5291000

D 10 719120 5281910

See continuation sheet

Verbal Boundary Description

Beginning at the northwest corner of the lot of the Knemeyer Building (115-115½ W. Locust, Block 4, Original Plat) proceed easterly along the alley to a point parallel with the west lot line of the Centennial Feed Building (106 N. Chelan Avenue, Block 4, Original Plat); proceed northerly along the west lot line until the north lot line; proceed easterly along the north lot line until the western edge of N. Chelan Avenue; proceed southerly to a

See continuation sheet

Boundary Justification

See Item 7, page 3

See continuation sheet

11. Form Prepared By

name/title Leonard T. Garfield & Alice Jacobson

organization Office of Archaeology & Historic Preservation date September 1987

street & number 111 West 21st Avenue telephone 786-2901

city or town Olympia state Washington zip code 98504

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May 30, 1889). And with a population of nearly 350 residents, the city of Waterville was officially incorporated in the spring of 1889. The Waterville press could justly boast that the town had "grown from a bunch grass ranch to a thriving city in 12 months" (Big Bend Empire, March 14, 1889).

By 1890, Waterville had nearly 600 inhabitants and a growing collection of frame commercial structures located principally on Locust, Ash, and Walnut Streets. In 1891, a municipal electrical system (reputedly the second public system in Eastern Washington) was hauled by team from Coulee City; the next year, a much-needed city water system was established and a fire department organized. As the turn of the century approached, it was clear that Waterville was destined to become the "thriving metropolis" for the region (Big Bend Empire, January 9, 1896).

Development of the City Center/Commercial Significance: Nowhere were the fortunes of the city more clearly reflected than in the growth of the downtown commercial center. By 1890, the existing frame structures were considered temporary, impermanent, and a fire hazard. And when the first brick yard in town was opened in 1889, "there was talk of building brick blocks" (Big Bend Empire, May 30, 1889). The talk led to construction and in 1891 the first substantial brick building in the city was built at the northeast corner of Locust Street and Chelan Avenue.

The building established a new scale and character for downtown. Constructed by three separate but equally prominent owners (the First National Bank, the Oddfellows Lodge, and town father J.M. Kincaid), the completed building was a two story structure with elaborate storefronts and decorative cornice. It stood in sharp contrast to the neighboring frame structures. Here, in one block, were general stores, the town's two newly opened banks, the leading fraternal halls, and the office of the United States Land Office--in sum, a center for commercial activity in the city and "the first step toward making our city compact and substantial" (Big Bend Empire, July 30, 1891).

Building subsided somewhat over the next decade, but by 1900 the wheat crop of the surrounding farms was being harvested in record amounts and shipped as far as New York State and Battle Creek, Michigan. "We have a grade of wheat that cannot be excelled in the world" boasted a newspaper editor (Douglas County Press, April 2, 1903). To expedite shipment, a corporation was formed to build an aerial tramway (designed by Royal Riblett) which carried wheat from Waterville warehouses to the Columbia river (Douglas County Press, August 7, 1902). Land office business during the period boomed, too, and was reputedly one-third greater than any other office in the state (Douglas County Press, April 2, 1903).

The wheat boom had a major impact on the city's built environment. In 1903, the city council granted the "park square" to the developers who built the two-story Waterville Hotel (National Register, 1984). When completed, the hotel was the social center of the community and a reflection (or so city fathers hoped) of Waterville's growing urbanity. In 1905, a new brick courthouse was constructed after the previous frame structure burned, and residential construction was moving rapidly ahead. "At last," the newspaper noted, "a boom has struck Waterville" (Douglas County Press, September 4, 1902).

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This second boom (which lasted from 1902 until 1905) resulted in a series of brick business blocks on either of Locust Street near the intersection with Chelan. Between 1902 and 1903 alone, at least seven of the buildings in the district were constructed, often simultaneously and usually with Waterville brick. "Waterville has at last taken the initial step in converting the city from frame . . . into substantial brick," noted one report (Douglas County Press, August 28, 1902). That transition reflected both regional prosperity but an added protection against loss by fire (and the high insurance rates associated with frame buildings).

The new structures included a variety of business that catered to the growing agricultural hinterland: the up-to-date mercantile of Rogers and Howe, the two story hardware shop of Carpenter and Maltbie who rented the corner space to the Waterville State Bank, the Fair Store of William Dunn, the harness shop of Charles Granis, the jewelry store of Anton Guibert, and the pharmacy of Dr. Cooper. "From a Rip Van Winkle sleep," it was reported, "the city is now awake and taking on new life" (Douglas County Press, September 4, 1902).

Contemporary with the rebuilding of Locust Street, the city council (which during the period included a number of prominent district merchants like Rogers, Howe, Guibert, Maltbie, and Dunn) passed a series of ordinances that enforced rubbish collection, restrained wild hogs, limited saloons and brothels, and, most importantly, created a brick-only fire district in the heart of the commercial center. By 1903, the new brick blocks in the zone were mostly complete and plans were tentatively laid for a new bank, another hardware store, and yet more construction. "This season has witnessed a big improvement," noted the newspaper approvingly, "and the unsubstantial appearance is giving place to brick blocks of a substantial nature which indicates permanence" (Douglas County Press, October 29, 1903).

By the end of the decade, the district grew to include the new structures that had been hoped for, including a large new bank building and several additional brick storefronts. The city also boasted seven churches, nine lodges, three hardware stores, two newspapers, a flour mill, and a high school. But new construction downtown subsided after 1915 and the commercial district today closely resembles the district as it appeared at the outset of World War I.

Architectural Significance: The Downtown Waterville Historic District is the finest collection of commercial architecture in Douglas County and includes well preserved examples of vernacular commercial design from the late 19th and early 20th centuries. The buildings in the district are remarkably consistent in their use of local brick, corbelled brick or bracketed metal cornices, and arched fenestration. But the most persistent characteristic of district buildings is the framed storefront bay in which large display windows are encased in brick piers and a decorative frieze or cornice. The composition allowed merchants to gain ample display space and light, and to frame the display in an attractive setting. The only structures which vary from this program are the Douglas County Bank Building, a well designed Neoclassical temple, and the Centennial Feed Building, a frame structure with a "boomtown" false front which recalls the type of building largely replaced in the district by 1905.

In addition to the merchants' needs for attractive display and sufficient light, the physical character of the district was shaped by the availability of good quality local

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brick which made such construction affordable, by a mandate from the city to build fire-proof buildings, by the use of party walls which insured a harmony of scale and design, and by the talents of local builders--like W.C. Calhoun, Frank Malfa, and C.W. Moon--who constructed most of the downtown structures.

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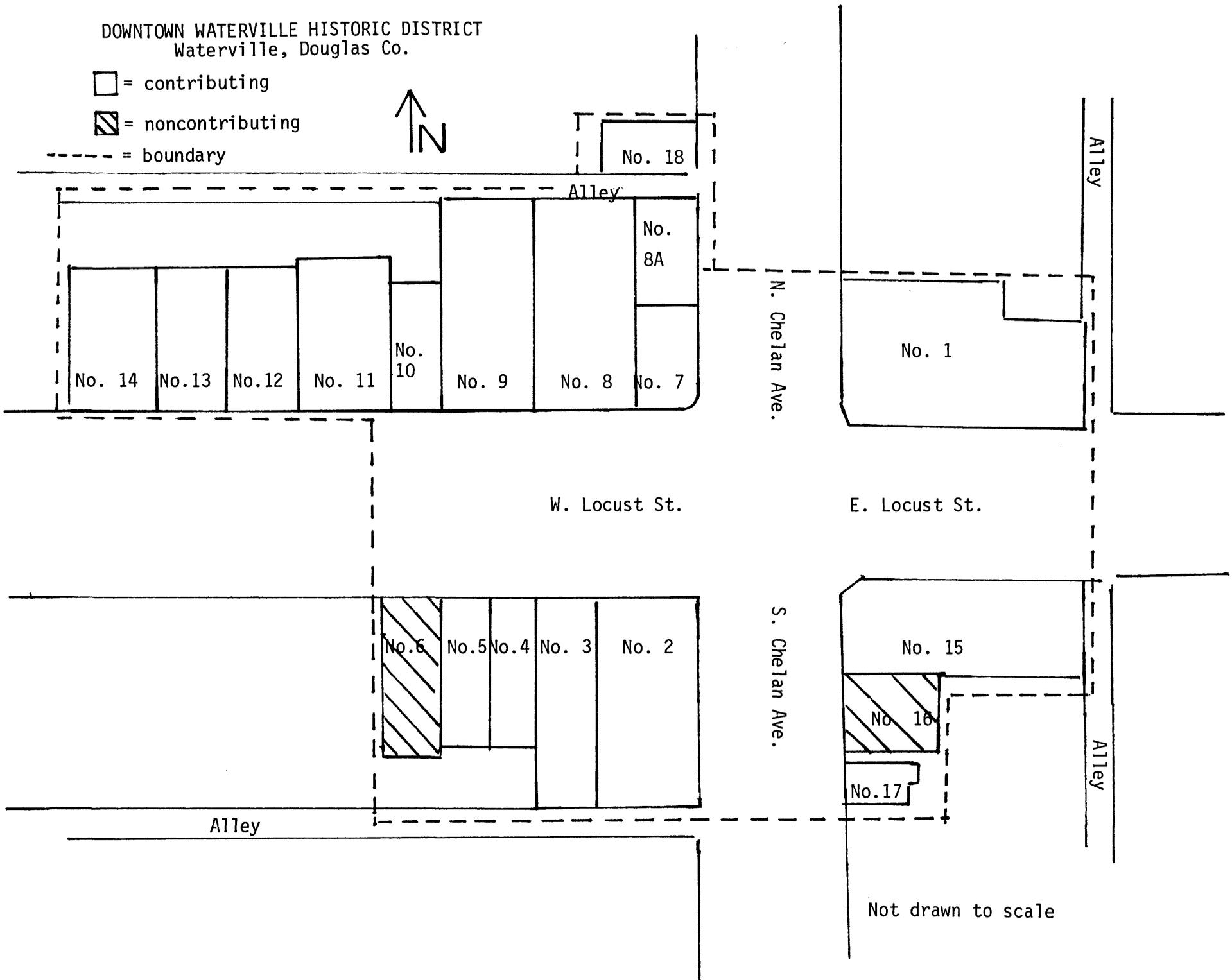
point parallel with the north lot line of the IOOF-Kincaid-First National Bank Building (101 North Chelan Street, Lots 9-10, Block 2, Kincaid's First Addition); proceed easterly across Chelan along the north lot line until the western edge of the alley; proceed southerly along the alley, across Locust Street until the south lot line of the Waterville Hardware Building (107 South Chelan, Lots 7 and 2, Block 3, Kincaid's First Addition); proceed westerly along the south lot line to a point parallel to the east lot line of the Malloy Building Store (111 South Chelan, Lot 5, Block 3, Kincaid's First Addition); proceed southerly along the east lot line until the south lot line; proceed westerly along the south lot line, across Chelan and along the alley to the western lot line of Mid-State Bank (106 W. Locust, Block 5, Original Plat); proceed north along the west lot line until the north edge of West Locust Street; proceed westerly along Locust Street to the west lot line of the Knemeyer Building (115½ West Locust, Block 4, Original Plat); proceed north along the west lot line to the point of beginning.

DOWNTOWN WATERVILLE HISTORIC DISTRICT
Waterville, Douglas Co.

□ = contributing

▨ = noncontributing

- - - = boundary



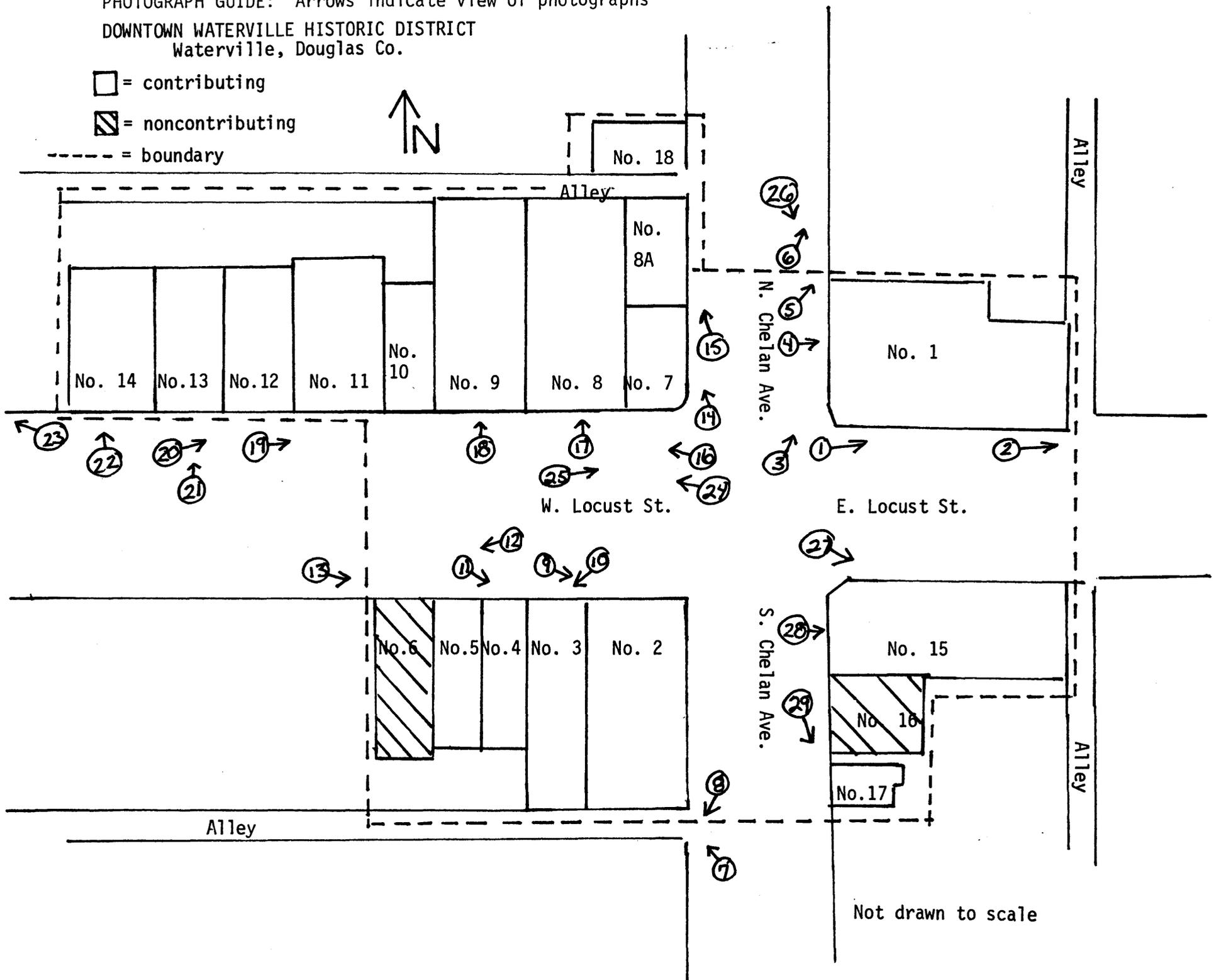
PHOTOGRAPH GUIDE: Arrows indicate view of photographs

DOWNTOWN WATERVILLE HISTORIC DISTRICT
Waterville, Douglas Co.

□ = contributing

▨ = noncontributing

----- = boundary



Not drawn to scale