

# Reconnaissance Level Survey of Selected Waterville Historical Properties

**Town of Waterville, Douglas County, Washington**



## AHA!

DAHP Project 2021-06-03919; AHA! Project 2021-001

August 31, 2021





# **Reconnaissance Level Survey of Selected Waterville Historical Properties**

**Town of Waterville, Douglas County, Washington**

By:

Ann Sharley, M.A., Principal Investigator, Fran Hamilton, M.A.,  
and Jill Thompson, Town of Waterville Mayor

Prepared for:

Town of Waterville  
P.O. Box 580  
Waterville, Washington 98858

DAHP Project 2021-06-03919; AHA! Project 2021-001

Architectural History & Archaeology! LLC  
109 S. Holiday Road  
Spokane Valley, Washington 99016

August 31, 2021



# CULTURAL RESOURCES REPORT COVER SHEET

Authors: Ann Sharley, Fran Hamilton, and Jill Thompson

Title of Report: Reconnaissance Level Survey of Selected Waterville Historical Properties, Town of Waterville, Douglas County, Washington

DAHP Project #: 2021-06-03919

Date of Report: August 31, 2021

County: Douglas Sections: 21, 22 Township: 25 North Range: 22 East  
Quad: Waterville, 7.5' USGS Acres: 20

PDF of report submitted (REQUIRED)  Yes

Historic Property Inventory Forms to be Approved Online?  Yes  No

Archaeological Site(s)/Isolate(s) Found or Amended?  Yes  No  N/A

TCP(s) found?  Yes  No

Replace a draft?  Yes  No

Satisfy a DAHP Archaeological Excavation Permit requirement?  Yes #  No

DAHP Archaeological Site #: N/A





## ABSTRACT

---

The Town of Waterville was awarded a Certified Local Government (CLG) grant by the Washington Department of Archaeology and Historic Preservation (DAHP) for reconnaissance level built environment survey of approximately 65 historical properties within the Waterville town limits. The Town of Waterville contracted with Architectural History & Archaeology! LLC (AHA!) to conduct the survey and report the results, and Town of Waterville staff volunteered to assist the project by researching and writing the report's historical overview section. During the fieldwork, completed April through July 2021, 65 historical properties were inventoried – 29 commercial buildings, 34 residences, and two ecclesiastical buildings. All of these properties date to the late nineteenth and early twentieth centuries, the Town's initial development period. Although most of the buildings have been altered through replacement of doors, windows and other fabric and in some cases stylistic updates, nearly all remain clearly recognizable as historical. A number of the 65 historical properties had previously been recorded at a level ranging from reconnaissance to intensive, including addition to the State of Washington Historic Property Inventory database, nomination to the National Register of Historic Places, or nomination to the Waterville Register of Historic Places. All 65 historical properties were recorded or re-recorded during the present project, HPI forms were created or updated, and each property was evaluated for National Register of Historic Places and Waterville Register of Historic Places eligibility. Although only 25 properties were recommended individually eligible for listing in the National Register of Historic Places (or were already listed), 61 were recommended as possible contributing elements in potential National Register of Historic Places historic districts (or were already listed), 63 were recommended individually eligible for listing in the Waterville Register of Historic Places (or were already listed), and 63 were recommended as possible contributing elements in potential Waterville Register of Historic Places historic districts.

*Cover photograph: Overview of Inventory Property #37, right, from Birch Street; view to the southeast.*

## ACKNOWLEDGEMENTS

---

Architectural History & Archaeology! LLC (AHA!) would like to thank the following individuals and organizations for assistance with this project:

Town of Waterville Mayor Jill Thompson awarded and managed the contract, supplied valuable historical information, researched and wrote the report historic context statement, and reviewed the report; Waterville Historic Preservation Commissioners Cathy Clark, Cathi Nelson, Amy Larsen, Michelle Mires, Dan Augustson, and Kat Russell provided valuable historical information and project suggestions and reviewed the report; Waterville Town Clerk Marsha Peterson assisted with contract management; Michelle Thompson, Kim Gant, and the Washington Department of Archaeology and Historic Preservation (DAHP) distributed funding, oversaw the project, and reviewed the report; and the National Park Service supplied funding.

*This survey has been financed in part with Federal funds from the National Park Service, Department of the Interior, funding administered by the Department of Archaeology and Historic Preservation (DAHP) and the Town of Waterville. The report contents and opinions, however, do not necessarily reflect the views or policies of the Department of the Interior, DAHP, or the Town of Waterville, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior, DAHP, or the Town of Waterville.*

*This program received Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street NW, Washington, D.C. 20240.*

**TABLE OF CONTENTS**

---

**ABSTRACT ..... i**

**ACKNOWLEDGEMENTS..... ii**

**LIST OF FIGURES ..... iv**

**LIST OF TABLES ..... iv**

**INTRODUCTION ..... 1**

**Project Background and Description .....1**

**RESEARCH DESIGN..... 6**

**Objectives.....6**

**Methodology .....6**

**Expectations .....10**

**Properties Surveyed .....11**

**HISTORIC CONTEXT..... 11**

**Natural Setting.....11**

**Pre-history .....11**

**Early History and Significant Events .....12**

**Transportation .....15**

**Post Office, Schools, Churches, Parks and Recreation .....16**

**SURVEY RESULTS AND ANALYSIS ..... 18**

**Survey Overview .....18**

**Architectural Styles .....19**

**Evaluation of Historic Significance .....22**

**Development Trends.....23**

**CONCLUSIONS AND RECOMMENDATIONS ..... 24**

**REFERENCES CONSULTED..... 25**

**APPENDIX A: INVENTORY PROPERTIES ..... A-1**

**APPENDIX B: INVENTORY ARCHITECTURAL STYLES AND FORMS ..... A-9**

**APPENDIX C: HISTORIC PROPERTY INVENTORY FORMS ..... A-21**

---

## LIST OF FIGURES

---

Figure 1. Overview of Inventory Properties #12, #11, #9/10, and #8 from Locust Street .....	1
Figure 2. Approximate Waterville town limits, the boundary of the inventory area. ....	3
Figure 3. Properties in west half of inventory area with numbers assigned during project. ....	4
Figure 4. Properties in east half of inventory area with numbers assigned during project. ....	5
Figure 5. Overview of Inventory Property #1. ....	6
Figure 6. Project vicinity in 1886 as shown on the General Land Office official plat. ....	13
Figure 7. First National Bank/Kincaid/IOOF Block, Inventory Property #5/6, ca. 1900. ....	14
Figure 8. Historical photograph of Locust Street from Chelan Avenue. ....	15
Figure 9. Waterville Railway Depot, Inventory Property #27, ca. 1910. ....	16
Figure 10. Waterville Hardware, Inventory Property #23, ca. 1910. ....	17
Figure 11. Overview of Inventory Properties #60 and #56, from Poplar Street/Highway 2. ....	19
Figure 12. 1916 Romanesque Revival church (Inventory Property #1). ....	20
Figure 13. Simple 1913 Renaissance Revival hospital and clinic (Inventory Property #4). ....	20
Figure 14. Ca. 1892 Italianate commercial building (Inventory Property #5/6) ....	20
Figure 15. Ca. 1907 wood frame false front commercial building (Inventory Property #7). ....	20
Figure 16. 1911 Neoclassical bank building (Inventory Property #8). ....	21
Figure 17. 1903 Italianate commercial building (Inventory Property #12). ....	21
Figure 18. 1903 Tudor Revival hotel (Inventory Property #17). ....	21
Figure 19. Ca. 1916 Colonial Revival residence (Inventory Property #37). ....	21
Figure 20. Ca. 1910 Queen Anne residence with Craftsman elements (Inventory Property #40). ....	21
Figure 21. Ca. 1913 Craftsman residence (Inventory Property #52). ....	21
Figure 22. Overview of Locust Street with Inventory Properties #26 and #65. ....	23

---

## LIST OF TABLES

---

Table 1. Previous Documentation of Current Inventory Properties. ....	7
Table A-1. Inventory Properties. ....	A-3
Table A-2. Summary of Inventory Property Architectural Styles and Forms. ....	A-11



## INTRODUCTION

In 2021 the Town of Waterville contracted for reconnaissance level inventory of 65 historical properties within the Waterville town limits, a project funded with a Certified Local Government grant. This report provides a summary of these investigations, including descriptions of project methodology, results, and historic preservation recommendations.

### Project Background and Description

In 2020 the Washington Department of Archaeology and Historic Preservation (DAHP) awarded the Town of Waterville (Town) a grant for reconnaissance level built environment survey of approximately 65 selected historical properties within the Waterville town limits, an area included in Sections 21 and 22, Township 25 North, Range 22 East, Willamette Meridian (Figures 1 to 4). The Town of Waterville and the Waterville Historic Preservation Commission selected the properties to be included in the inventory.

The project was funded with federal monies from the National Park Service, disbursed by the Washington DAHP as a Certified Local Government (CLG) grant. Because of the funding source and oversight, this project was conducted in compliance with DAHP's survey and reporting directives (DAHP 2020a), which are based on guidelines in the National Historic Preservation Act (NHPA) of 1966, as amended (36CFR800.1, 36CFR800.16).



*Figure 1. Overview of, left to right, Inventory Properties #12, #11, #9/10, and #8 from Locust Street; view to the northeast.*

The NHPA defines historic properties as those listed in, or eligible for listing in, the National Register of Historic Places (NRHP), resources that may include buildings or structures, historical objects, archaeological sites, and places of traditional cultural value. Properties eligible for listing in the NRHP must generally be 50 or more years of age, possess an acceptable level of physical integrity, and meet at least one of four criteria of historic significance (National Park Service 1997:2). These criteria designate as significant those resources:

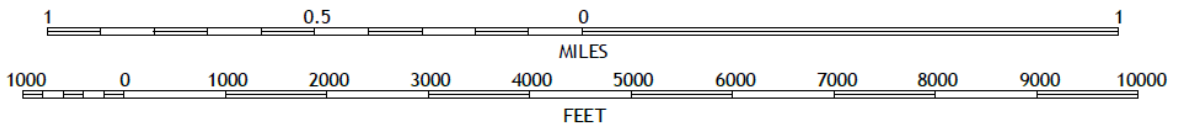
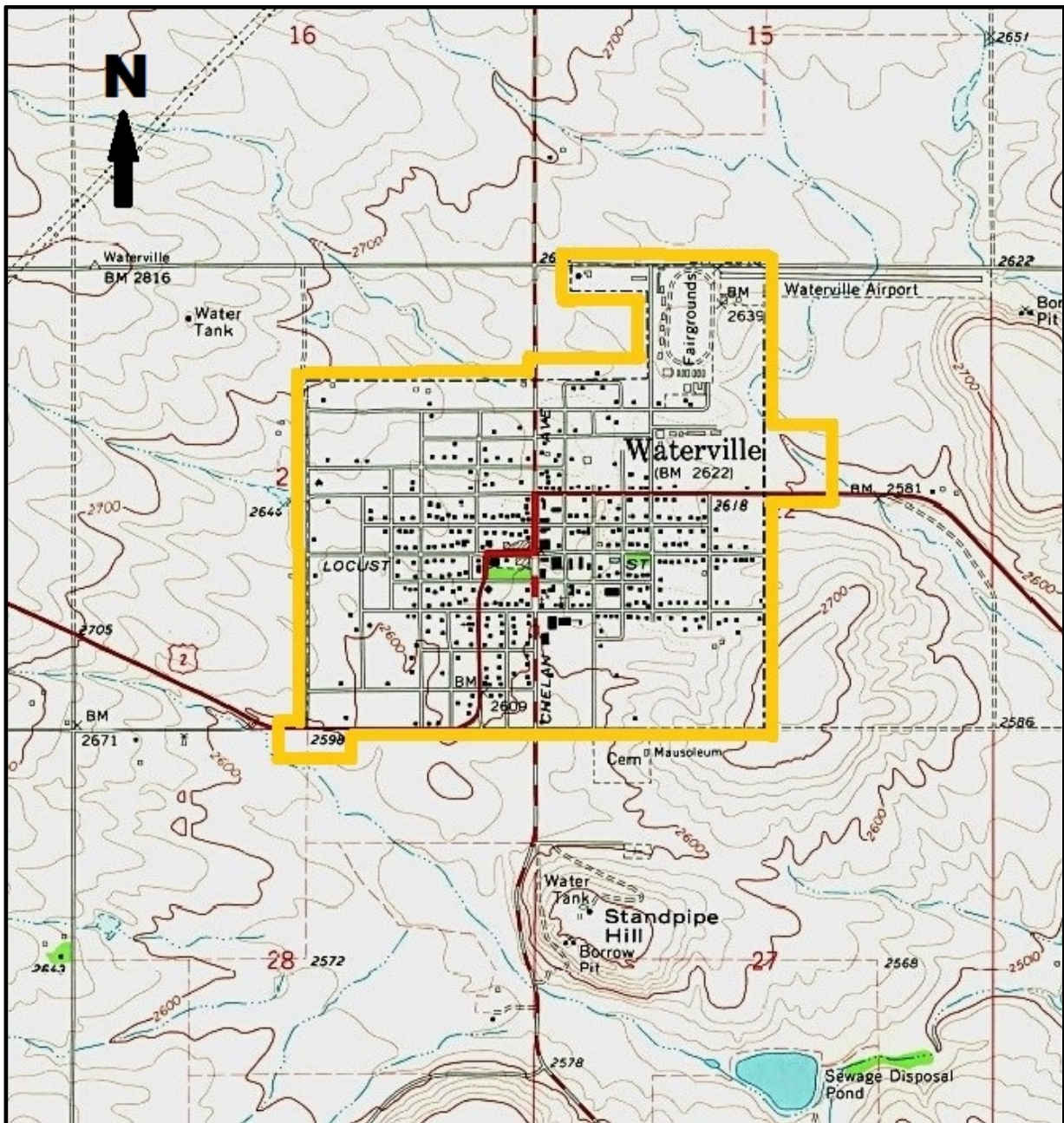
- Criterion A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B. That are associated with the lives of persons significant in our past; or
- Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D. That have yielded, or may be likely to yield, information important in prehistory or history.

The Waterville Register of Historic Places has similar requirements for designation of historic properties. According to the Town of Waterville Municipal Code, Title 2, Chapter 2.50 (Town of Waterville 2021), a “building, structure, site, object, or district may be designated for inclusion in the Waterville Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; is at least 50 years old, or is of lesser age and has exceptional importance; and falls in at least one of the following categories:”

1. Is associated with events that have made a significant contribution to national, state, or local history.
2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction.
3. Is the work of a designer, builder, or architect significant in national, state or local history.
4. Exemplifies or reflects special elements of the town’s cultural, economic, political, aesthetic, engineering, or architectural history.
5. Is associated with the lives of persons significant in national, state, or local history.
6. Has yielded or may be likely to yield important archaeological information.
7. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
8. Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
9. Is a reconstructed building that has been executed in an historically accurate manner on the original site.

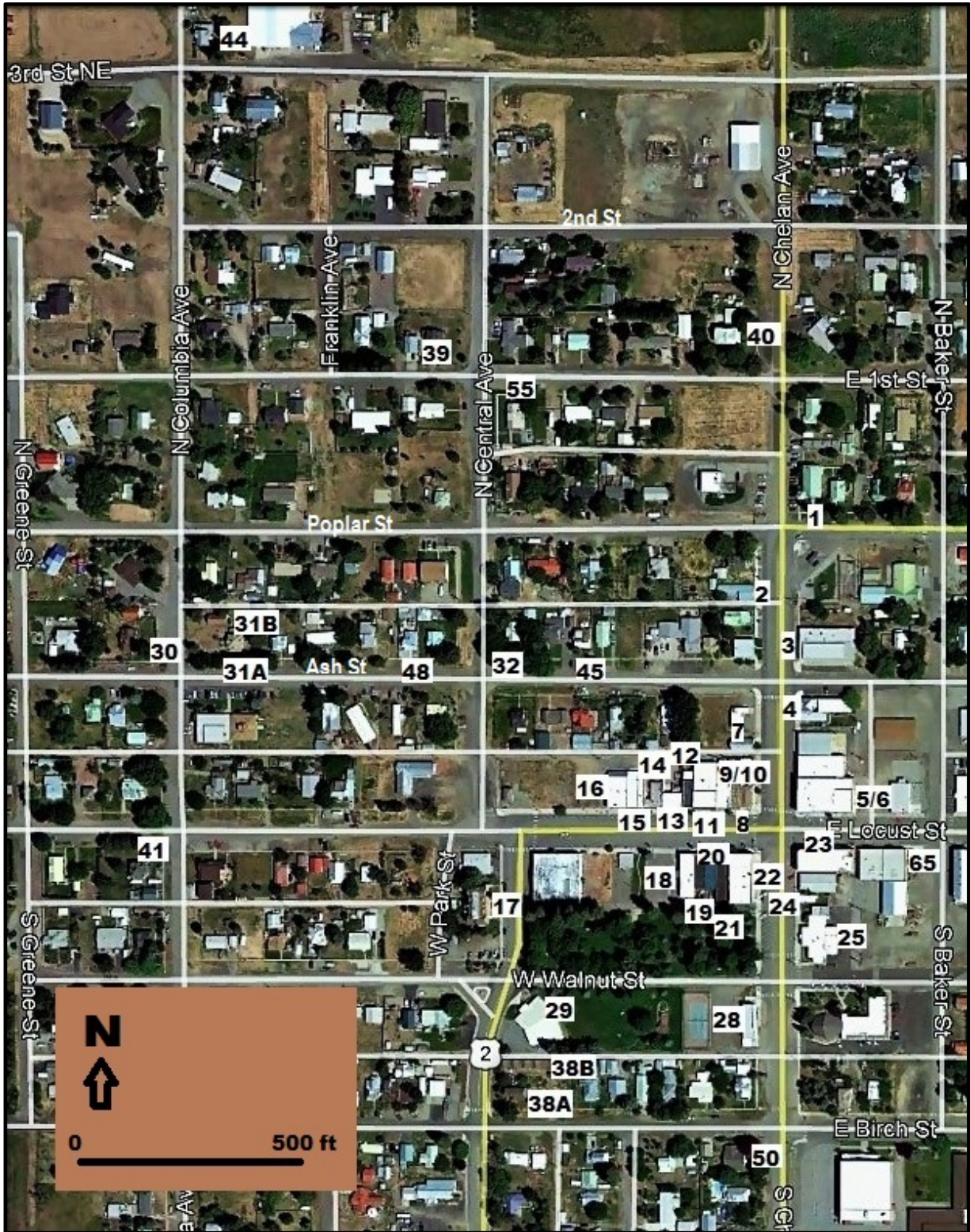
The Town of Waterville contracted with Architectural History & Archaeology! LLC (AHA!) of Spokane Valley for built environment assessment of the selected project properties. All phases of the project, except as noted below, were conducted by the Principal Investigator, AHA! Senior Architectural Historian Ann Sharley, M.A., a professional who exceeds the Secretary of the Interior’s Professional Qualifications Standards for Architectural History as detailed in 36 CFR 61, with assistance from AHA! Senior Archaeologist Fran Hamilton, M.A. Waterville Mayor Jill Thompson independently researched and wrote the report historic context statement, an important part of this built environment survey.





*Figure 2. Approximate Waterville town limits, the boundary of the inventory area, marked in yellow (adapted from Waterville, Wash., USGS 7.5' quadrangle, 1968).*





*Figure 3. Properties in west half of inventory area, from Baker Street west, with building numbers assigned during the project (adapted from Google Earth aerial photograph, 2017).*





*Figure 4. Properties in east half of inventory area, from Baker Street east, with building numbers assigned during the project (adapted from Google Earth aerial photograph, 2017).*



## RESEARCH DESIGN

---

Standard architectural history methods, adapted to the project objectives and observed conditions, were utilized in completing this reconnaissance level built environment survey. The project was conducted in accordance with Washington Department of Archaeology and Historic Preservation (DAHP) and U.S. Department of the Interior National Park Service directives and guidance.

### Objectives

The Town of Waterville, as a Certified Local Government (CLG), qualifies for technical and financial assistance for its historic preservation activities. The present reconnaissance level inventory of 65 selected buildings within the Waterville town limits is part of the Town's long-term plans to assess and document historic areas of the community. The Town recently qualified for CLG designation and the present survey is the Town's first DAHP-sponsored built environment study. Information regarding historical built environment resources within the Town will assist municipal agencies in planning for future development, educating the public about the city's past, and promoting local tourism. The present project will also provide needed information should landowners wish to list their historical buildings on the Waterville Register of Historic Places or on the National Register of Historic Places.



*Figure 5. Overview of Inventory Property #1, left, from the Poplar Street/Highway 2 – Chelan Avenue/Highway 2 intersection; view to the northeast.*

### Methodology

Since this is the Town of Waterville's first large-scale built environment study, the Town and the Waterville Historic Preservation Commission spent considerable time evaluating various methods for selecting inventory properties. In the end, some properties were selected for their known historic or architectural significance while others were selected based on early construction dates as listed in the County Assessor's records. Since there are hundreds of historically or architecturally important properties within the Waterville town limits, not all could be included in this initial project.

The Town of Waterville and the Waterville Historic Preservation Commission selected the 65 inventory properties, providing them to AHA! approximately 20 at a time. Each time a batch of addresses was received, AHA! conducted prefield research and fieldwork for those properties.

Since the project was a reconnaissance level survey, AHA! conducted very little historical research. The firm, however, completed a cursory check of several historical sources, including the General Land Office (GLO) plat map and surveyor’s notes, Bureau of Land Management (BLM) land patent records, and Sanborn fire insurance maps. Prior to the fieldwork, AHA!’s professional Architectural Historian accessed the Douglas County Assessor’s online TaxSifter/MapSifter property records to determine correct addresses, tax parcel numbers, and other information needed for completion of Washington Historic Property Inventory (HPI) forms for buildings within the project.

The Architectural Historian reviewed DAHP’s Washington Information System for Architectural and Archaeological Records Data (WISAARD) database for previous built environment surveys and previously recorded built environment features within the Town limits, and checked with the Waterville CLG for properties previously listed on the Waterville Register of Historic Places. Twenty-nine properties in the current inventory had previously been formally identified or documented, with the level of recordation ranging from reconnaissance level to intensive level survey. This information is summarized in the following table.

**Table 1. Previous Documentation of Current Inventory Properties.**

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Documentation Type*</b>	<b>Documentation Date</b>	<b>Reference**</b>
1	St. Joseph’s Catholic Church	101 E. Poplar	NRHP – Individual Nomination	1989	Garfield and Jacobsen 1989a
3	Dodge Bros. Motor Cars; Old Chevy Garage	201 N. Chelan	HPI Form	1994	Garris and Holstine 1994
4	Smith Hospital; Old Clinic Apts.	109 N. Chelan	NRHP – Individual Nomination	1989	Garfield and Jacobsen 1989b
5/6	First National Bank/Kincaid/ IOOF Block; IOOF, Masonic Temple	105 N. Chelan	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
7	Centennial Feed Store; Dale’s Woodworking /Pottery	106 N. Chelan	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
8	Douglas County Bank	100 N. Chelan	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Documentation Type*</b>	<b>Documentation Date</b>	<b>Reference**</b>
9/10	Rogers & Howe Bldg.; Kopey's Restaurant, Gray's Bldg.	101, 103 W. Locust, 104 N. Chelan	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
11	Cooper Block; Mitchell's Hardware	105 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
12	Guibert Block; Waterville Public Library	107 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
13	Meat Market; Elite Woodworking	109 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
14	Historic name?; The Beauty Shop	111 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
15	Waterville Mercantile; Historical Society Thrift Shop	113 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
16	O. C. Knemeyer Bldg.; Knemeyers Eatery & Spirits	115 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
17	Waterville Hotel; Waterville Historic Hotel	102 E. Park	NRHP – Individual Nomination	1984	Wolff 1984
18	Waterville Bakery; North Cascade Bank	106 W. Locust	NRHP – <b><u>Non-Contributing</u></b> Element of District	1987	Garfield and Jacobsen 1987
19	Clary & Beyers Saloon; Coyote Pass Cafe	104 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987



<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Documentation Type*</b>	<b>Documentation Date</b>	<b>Reference**</b>
20	Granis Harness & Saddlery; Elite Woodworking annex	102½ W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
21	The Fair Store; Elite Woodworking	102 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
22	Carpenter & Maltbie Block, Waterville State Bank; Old Bank Apts., Auntie Bling's	102 S. Chelan, 100 W. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
23	Waterville Hardware; Waterville Family Grocery	102 E. Locust	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
24	Malloy Bldg.; The Checkered Tablecloth	111 S. Chelan	NRHP – Contributing Element of District	1987	Garfield and Jacobsen 1987
25	Waterville Clinic	117 S. Chelan	HPI Form	2019	DAHP 2019
26	Nifty Theater	202 E. Locust	NRHP – Individual Nomination	1998	Dixon and Young 1998
27	Waterville Railway Depot; Horton Residence	108 S. Rainier	HPI Form	2018	High 2018
			Washington State Inventory of Historic Places - Nomination	1974 (no evidence the property was listed)	Slusser, Smith, and Smith 1974
28	Grange Hall, Harness Shop; Blue Rooster	100 W. Walnut	WRHP- Individual Nomination	n.d. (ca. 2020)	Russell n.d.
			HPI Form	2006	Houser 2006
30	Canton House; Morley Residence	305 W. Ash	NRHP – Individual Nomination	1987; listed prior to ca. 2010 reconstruction	Garfield 1987

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Documentation Type*</b>	<b>Documentation Date</b>	<b>Reference**</b>
41	Kinney House; Horn Residence	102 S. Columbia	Washington State Inventory of Historic Places - Nomination	1974	Washington State Historic Preservation Inventory Project 1974
43	Rogers House; Stalwick Residence	317 E. Walnut	HPI Form	2019	Walton 2019a
58	Historic name?; Kopta Residence	417 E. Walnut	HPI Form	2019	Walton 2019b

\*NRHP = National Register of Historic Places, WRHP = Waterville Register of Historic Places, HPI = Historic Property Inventory.

\*\*Full reference citations will be found in the “References Consulted” section of this report.

The AHA! Architectural Historian completed reconnaissance level field survey – as defined in DAHP’s 2020 “Washington State Standards for Cultural Resource Reporting” (DAHP 2020a) and in the current project’s Grant Agreement document (DAHP 2020b) – for all built environment properties selected for the project. During the survey, conducted April 5-9 and 20-24 and July 15-19, 2021, the Architectural Historian visited all inventory properties, verifying ages of buildings and recording the properties with field notes and high resolution digital photographs. Only the building exteriors were recorded, as visible from public streets, sidewalks, and alleyways. Each recorded property was assigned a project number and its location marked on an aerial photograph (Figures 3 and 4).

Following the fieldwork, the Architectural Historian completed a reconnaissance level Washington HPI form for each recorded built environment property (Appendix C). These forms, completed in the WISAARD database, include architectural descriptions, architectural styles, construction dates, photographs, map locations, and National Register of Historic Places and Waterville Register of Historic Places eligibility recommendations. The number assigned each historical property during the field survey was included in the HPI form following “WS” at the end of the field number. The forms were completed following guidelines in DAHP’s “Washington State Standards for Cultural Resource Reporting” (DAHP 2020a) and various WISAARD training seminars and documents. Following client and DAHP review and approval, the HPI forms were submitted electronically to DAHP through the WISAARD database.

The Architectural Historian summarized the project fieldwork and results in this document, the professional survey report, and following client and DAHP review and approval submitted it electronically to DAHP through the WISAARD database. Waterville Mayor Jill Thompson, whose ancestors were pioneer residents of Waterville, independently researched and wrote the report historic context statement.

## **Expectations**

Development of the project vicinity began in the late nineteenth and early twentieth centuries as the area was platted and developed for commercial and residential use. All properties selected for the inventory date to that time period, although portions of the town date to later periods and later infill can be seen in older neighborhoods. Since buildings have been in continuous use, in many cases for more than 100 years, alterations and upgrades would be expected.

## Properties Surveyed

AHA! inventoried the 65 built environment resources selected by the Town of Waterville for this survey (Appendices A and C, Figures 3 and 4).

---

## HISTORIC CONTEXT

---

*The Historic Context section was researched and written by Waterville Mayor, Jill Thompson, 2021.*

### Natural Setting

The Waterville Plateau lies in a unique geographical region in Washington State. This area is east of the Pacific Rim volcanoes. Soils were developed from the layers of volcanic ash deposited by repeated eruption of the Cascade volcanoes. Lava flows formed the basalt columns that are visible along Pine Canyon. The Waterville Plateau lies at the southern edge of the Ice Age glaciation. Retreating ice sheets left large rocky boulders known as “Haystack Rocks”, primarily in the northern part of the plateau. The ice sheets caused intermittent damming of the Clark Fork River forming historic Lake Missoula, one of the largest ice-dammed lakes known to have occurred. As the ice dams repeatedly melted and ruptured, cataclysmic floods swept across Eastern Washington, producing canyons such as the Grand Coulee that borders the Waterville Plateau to the east.

The Waterville Plateau is bounded to the east, north and west by the “Big Bend” of the Columbia River, where it changes from a westward flow to a southward flow. Most of the plateau lies at about 2600 feet elevation, making Waterville the highest incorporated town in the state of Washington.

Badger Mountain range is situated about four miles south of town and rises to an elevation of 4500 feet. Douglas Creek lies about three miles to the east of town, flowing southward off the plateau to the Columbia River through the Palisades area.

Ecologically, the Waterville Plateau has arid shrub-steppe vegetation with native bunch grasses and sagebrush as primary flora. Ponderosa pine is a dominant tree, especially on Badger Mountain. This area is home to deer, elk, coyote, bobcat, and badgers. The sage hen is an endangered bird that resides on the plateau. Songbirds and raptors such as owls and hawks frequent the plateau.

Wildflowers are abundant, especially in late spring and early summer. This includes the camas root that Native American people gathered for food. Native people also gathered blue bunch wheatgrass, sagebrush, paintbrush, rabbit brush, and other native plants to use for medicinal purposes.

The Waterville Plateau is considered semi-arid with an average of 11 inches of precipitation, primarily snow, per year. Summers on the plateau are hot and dry, but average high temperatures of 65 degrees in the summer are up to 10 degrees cooler than Wenatchee due to the elevation. Winters are cold with average temperatures less than freezing (25-degree F).

### Pre-history

Human habitation of the Columbia Plateau and surrounding areas is believed to date to 11,500 years ago, based on regional findings of Clovis artifacts. Other regional artifacts including rock spear tips, scrapers, and bone tools are indicative of habitation 5000 to 11,000 years ago. These inhabitants were foragers who relied upon a broad spectrum of plant and animal resources spread over a large area and who lived a hunter-gatherer-fisher-forager lifestyle.

From about 2500 to 5000 years ago, the inhabitants started to form settlements of pithouse construction. People lived in pithouse villages in the winter months and relied upon a seasonal round of travel that provided both immediate return and storable items for winter subsistence. It is likely that few permanent villages were present on the Waterville Plateau due to lack of year-round water sources and distance from the Columbia River.

The most recent history of aboriginal peoples in this area was initiated during the westward expansion of Euroamerican culture in the early 1800s. Waterville falls within the northern lands occupied at that time by the Sinkayuse or Moses-Coulee, a Middle Columbia River Salishan band. Their main village was the mouth of Rock Island Creek, comprised of semi-subterranean earthen lodges. This was used primarily in the winter months. During the rest of the year, task groups went to specific areas to hunt, quarry toolstone, collect berries and other materials. This included camas root which was obtained primarily on Badger Mountain and the Waterville area.

Increasing interactions between Euroamerican settlers, cattlemen, and miners in the early 1800s led to a period of unrest and restrictions on settlement. Pressures from pioneers moving into the area and a trip that Chief Moses took to Washington, D.C. culminated in the establishment of reservations. Fort Colville, established in 1859, was a northern base for the Army which was responsible for moving Native American peoples onto the reservations. The Colville Reservation was established in 1872, originally bounded by the Columbia River to the south. The Moses Coulee band was relocated to this area in 1879, and the area officially opened to settlement under the Homestead Act in 1889.

### **Early History and Significant Events**

Cattlemen, attracted by the rangeland and convinced that the land was not suitable for agriculture, were the first settlers on the Plateau. Cattle were in demand by the miners, especially during the 1880s and 1890s. In 1884, sheep were brought into the Badger Mountain area. After a brief skirmish, the sheepmen were driven out. Range fires, the devastating winter of 1889 in which 90 percent of cattle froze, and the use of barbed wire fences by later settlers broke up the available range, and cattle became less important economically.

In April 1883, Platt M. Corbaley was the first settler west of Moses Coulee, locating his claim at the base of Badger Mountain at the head of Corbaley Canyon, three miles southwest of current Waterville. Ole Ruud also broke sod in 1883 about two miles south of Waterville, becoming one of the first settlers and one whose family continues to farm this land today. Ole Ruud was elected surveyor for Douglas County and served from 1884 to 1902.

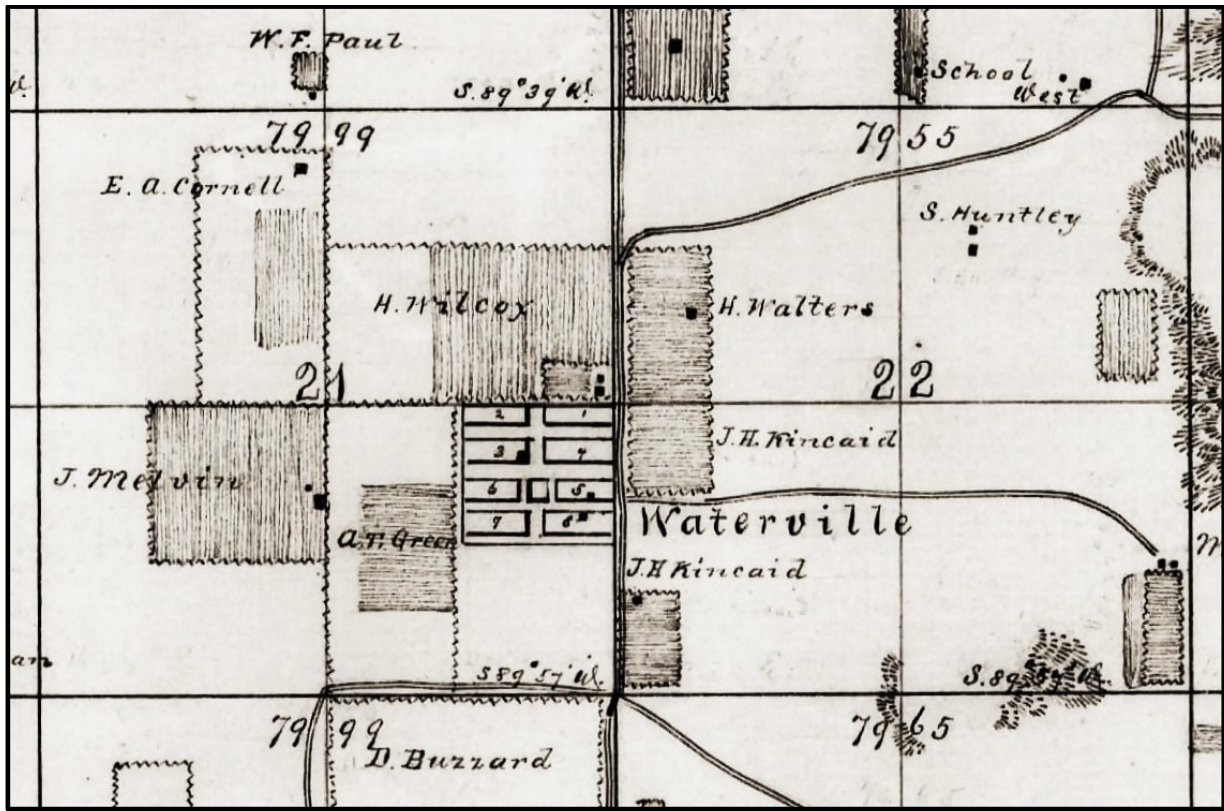
Timber on Badger Mountain was an added attraction for settlers to this area. Nash and Stephens hauled in the first saw-mill and located it on Badger Mountain in 1883. Settlers secured lumber for their houses by working in the mills. The majority of Badger Mountain was logged during the turn of the century. Scarcity of lumber and fires in early wooden buildings fueled the transition to brick. At one time, there were seven brick manufacturers in Waterville, the source for the historic downtown buildings.

In 1884, John R. Lewis planted the first wheat crop in Douglas County under where Banks Lake is today. Mr. Lewis believed it to be an experiment as it was believed that the shrub-steppe-sagebrush terrain was only suited for grazing. His 10-acre test area was successful and provided a successful experiment for settlers streaming into the area. After the disastrous winter of 1889-1890 when 90 percent of the cattle starved or froze, A.I. Rogers was able to cash promissory notes in for wheat seed, saving many settlers' farms. Wheat quickly became the leading economic crop for the area.

The Waterville Plateau and Douglas County were originally part of Spokane County. J.W. Adams scripted 40 acres and laid out the townsite for Okanogan City with the sole intent of creating a county seat. This was the first townsite on the Plateau, situated about six miles northeast of current day Waterville. He lobbied the Washington Territorial Legislature to establish Douglas County November

28, 1883, despite the presence of less than 150 settlers and no stores, post office, or stage line. He served as one of the first County Commissioners, along with H.A. Myers and Platt Corbaley. Since Okanogan City was the only platted town in Douglas County at that time, it was designated as the county seat. At that time, the only resident was Walter Mann who lived in a tent. The town failed in 1885 when several attempts to dig a well failed. Mr. Adams left in 1886. Mr. Mann eventually moved to Waterville, using material from his Okanogan City home in the construction of his new one.

A.T. Greene always wanted to start his own town. In 1885, he purchased a section of land belonging to Stephen Boise. He hand-dug a 30 foot deep well that provided a good flow of water. Mr. Greene and Joseph M. Snow (a surveyor and judge) filed the plat in 1886 of the town they named Waterville. The official patent of the townsite was not issued until May 1890 due to a backlog at the U.S. Land Office in Washington, D.C. Between 1886 and 1890, there was considerable claim jumping leading to the nickname "Jumper's Flat".



**Figure 6. Project vicinity in 1886 as shown on the General Land Office official plat. Note the town of Waterville in the Southeast Quarter of Section 21, with the A.T. Greene property to the west (General Land Office [GLO] 1887).**

Greene and Snow began lobbying for Waterville to become the county seat. Waterville won over nearby Douglas and the original Okanogan City on November 2, 1886 in a popular vote. Waterville was incorporated on March 22, 1889 and reincorporated in the spring of 1890 after Washington became a state.

The first court was housed in a small building owned by J.M. Snow. A.T. Greene donated land for the first courthouse, built the two-story building in 1889, and sold it to the city for \$1. The final courthouse was a brick and stone building designed by architect Newton Gauntt and built in 1905. It is still in use today.



Waterville briefly entertained hopes of becoming the capital of Washington. A group of Seattle capitalists formed the Waterville Improvement Company. In exchange for 600 acres of nearby agricultural land, they installed waterworks and electric lights in 1892. Rapid growth occurred, increasing from 482 in 1900 to 1000 by 1904. Homesteaders during the 1890s were primarily German immigrants, who came to this country in search of land to farm and to avoid conscription in the German army.



**Figure 7. First National Bank/Kincaid/IOOF Block, Inventory Property #5/6, ca. 1900. This was one of the first brick commercial buildings constructed in Waterville; view to the northeast (photograph courtesy of Waterville Historic Preservation Commission).**

In November of 1890, a U.S. Land Office was established at Waterville, making it easier for homesteaders to establish their claims. Before that, they had to travel to Yakima to conduct business related to their claims.

Another factor in Waterville's growth was the establishment of the *Big Bend Empire* newspaper by Lucien E. Kellogg in February 1888. This was followed by the *Waterville Immigrant* and the *Douglas County Democrat*. In 1921, the *Big Bend Empire* combined with the *Douglas County Press* to form the *Waterville Empire Press*. This became the *Douglas County Empire Press*, a weekly newspaper still being published by the *Wenatchee World*.

Waterville has been subject to the boom-and-bust economics throughout its history. No sooner had wheat been established as a cash crop, but the nation was hit by the Panic of 1893, resulting in many foreclosures in the area. Waterville was able to pull out of the recession by 1895 and hosted the first Douglas County Industrial Exposition. This was also a time when the gold rush in the Okanogan area brought packers and outfitters through town. These gold rushes also supported the cattle and wheat industries.

Early in the 1900s, cattle began to make a comeback and potatoes became a major crop in addition to the dominant wheat industry. Waterville hosted the first Potato Carnival on November 1-3, 1911, and it became the Douglas County Fair in 1913. This became the current North Central Washington District Fair in 1944.



***Figure 8. Locust Street from Chelan Avenue; view to the west. Carpenter & Maltbie Block/Waterville State Bank, Inventory Property #22, left foreground, and Rogers & Howe Building, Inventory Property #9/10, right foreground (photograph courtesy of Waterville Historic Preservation Commission).***

Drought hit Waterville in 1917. The economic impact was compounded by falling wheat prices and bank failures of the 1920s leading into the Depression. During the Depression, Waterville hosted a unit of the Civilian Conservation Corps from Alabama in 1940. Charles Bisbee supervised projects ranging from stream control, tree planting, groundwork for the airport, and clearing brush on Badger Mountain ski area.

### **Transportation**

In the 1880s and 1890s, settlers traveled from communities in the East via railroad to terminus at Walla Walla, Ritzville, or Almira. A wagon route up through the coulees was the main route to the Plateau for the settlers.

Transportation had always been a problem. Access to the Columbia River involved a treacherous route down Corbaley Canyon. George Blair and C.C. Rickman established a stage and mail services in 1886, linking Waterville with Ellensburg. A road to the east along what is currently US 2 to Spokane was only marginally better, having to traverse steep grades at Moses Coulee and Douglas Creek Canyon.

In 1916, Douglas County completed a five-mile road through Pine Canyon to Orondo using convict labor. This route was safer than the Corbaley Canyon Route, but still had steep grade and hairpin turns. It received its first bituminous coating in 1930 and became a part of the Sunset Highway linking Spokane to the Puget Sound. The road was relocated to a higher level after the flood of 1948 and final improvements were completed in 1965 to the current route.

Without a railway, there was a need to get quantities of wheat to market and to return lumber and other materials to Waterville. In 1902, the Columbia River Tramway Company built a two-mile tram system west of town and north of Orondo, using large open steel buckets to move materials. The tram operated until 1910. Passengers, mail, and larger freight continued to be transported over the treacherous routes.



Rumor of a proposed Northern Pacific Railroad was an incitement to settlers to consider the Waterville Plateau. However, NPR overlooked Waterville in 1903 when it created a spur line through Alstown, Douglas, and Withrow and on to Mansfield. In response, Waterville residents formed the Waterville Railway, which opened “the shortest independent line” from Waterville to Douglas in 1909. A.I. Rogers provided the engineering, and the line was built with ties, rails, and fastenings on loan from the Great Northern. This line ran a small but profitable service until it washed out from flooding during 1948 and was not repaired. The railway company was liquidated in 1975. The Douglas/Mansfield spur line continued to haul wheat until 1984, when it was abandoned by Burlington Northern.



**Figure 9. Waterville Railway Depot, Inventory Property #27, at right, with the county courthouse in the distance. View to the southeast, ca. 1910 (photograph courtesy of Waterville Historic Preservation Commission).**

### **Post Office, Schools, Churches, Parks and Recreation**

*Post Office:* Mail was often included as part of shipment of goods from Spokane or Ellensburg and was not predictable. When Waterville became the County Seat, mail was transported twice weekly from the post office in Okanogan City to Waterville by Auditor R.S. Steiner. In 1887, the first post office was obtained with A.T. Greene as the postmaster as he was the only legal resident at that time. In the spring of 1888, Rogers and Howe opened a mercantile business in Waterville and started hosting the post office with Mr. Howe as postmaster.

*Schools:* As the number of homesteaders increased, one-room schools were built across the Plateau with over 20 of these schools at one time. The first rural school in Douglas County was built of rough-hewed logs on Ole Ruud’s property at the base of Badger Mountain. The first school in Waterville was a two-story wooden building completed in 1893 on a block donated by James Kinkaid. Most farm children attended their local rural school for the lower grades. For high school, many boarded with families in town or moved into town for the school term. The wooden building was replaced by a large three-story brick building in 1913, which served the town until it was replaced in 1969 with the current school building.



*Churches:* Elder Richard Corbaley held the first religious service at the Shannone home in May 1884. He performed the first wedding of Jesse Wallace and Jessie Soper in the summer of 1885. He also held the first funeral services for Thomas Jerdon who died in 1885. He traveled by horseback, holding services in settlers' homes. He was responsible for establishing Methodist churches in seven communities, including Waterville.

The first church built in Waterville was built by the Methodist Episcopal church in 1888. The Catholics built a brick church which is the only surviving church from this era. The German immigrants were primarily Lutheran, initially establishing a Lutheran church in Douglas. Services were performed in German at this church until the 1960s.

By 1920, there were six churches in Waterville: Methodist-Episcopal, Lutheran, Catholic, Baptist, Presbyterian, and Disciples of Christ. Due to the pressures of the Depression, the Baptist and Disciples of Christ churches joined the Methodists, forming the current Waterville Federated Church.

*Parks and Recreation:* A.I. Rogers donated land for the public swim pool and the community raised money and provided labor. The first pool was dedicated on July 4, 1928. Charlotte Mitchell was the first Red Cross certified lifeguard, starting in 1930 and managed the pool for many years. This pool served the community until 1977, when the current facility was built on the same site.

Waterville's Pioneer Park was built on the site of the original main street of Waterville. As brick buildings were constructed a block away, the wood buildings were abandoned. A.I. Rogers donated the original 19 lots and the park was dedicated in 1939 with Governor Clarence Martin in attendance.

Badger Mountain Ski Club was founded in 1939, built and run by volunteers. It continues to operate entirely by volunteers today with two rope tows and a T-bar. It is known as the ski hill with the lowest lift tickets (\$10) in the country.



**Figure 10. Waterville Hardware, Inventory Property #23, ca. 1910; view to the southeast (photograph courtesy of Waterville Historic Preservation Commission).**

## SURVEY RESULTS AND ANALYSIS

---

This section summarizes the results of the selective Town of Waterville reconnaissance level inventory. In addition to the text below, a list of project buildings is included in Appendix A and a summary of project architectural styles is included in Appendix B. Historic Property Inventory (HPI) forms, which include descriptions of the resources, photographs, and recommendations regarding eligibility for listing in the National Register of Historic Places (NRHP) and in the Waterville Register of Historic Places (WRHP), are included in Appendix C. Numbers assigned to the inventory properties during the project, provided in the Appendix C HPI forms as the last digits in the field number, allow the reader to locate the various historical properties in the report appendices and on the Figure 3 and 4 maps.

### Survey Overview

During this reconnaissance level survey, 65 selected historical buildings were recorded – 29 commercial buildings, 34 residences, and two ecclesiastical buildings (Appendix A). All inventory properties were chosen from the hundreds of buildings within the Waterville town limits, an area slightly less than one square mile in size (Figure 2). The town is situated on a high plateau above the Columbia River, surrounded by farmlands, most planted to dryland wheat, and the town once served as the primary service and supply center for the large surrounding agricultural area, a function that continues to a certain extent today. Highway 2 passes through the town, a route that once brought numerous visitors to the community, an influx that still continues despite the impact of Interstate 90.

Commercial inventory properties are concentrated in the center of Waterville, in the central business district, while residential and ecclesiastical properties are distributed through residential neighborhoods further from the town center. Streets in the project are a paved grid generally oriented to the cardinal directions, while paved or unpaved alleys provide rear access to many commercial and some residential blocks. With the exception of Highway 2, which winds through town following sections of other streets, all roads are relatively quiet.

Most buildings in the downtown commercial core are adjoining brick party-wall commercial structures, either one-story with plate glass storefronts or two stories with storefronts on the first level and residential, meeting, or storage space on the upper level. A few are free-standing, although most of these were built as potential party wall structures with few or no side openings. Roofs are generally flat with flat or low stepped parapets, and additions have been built onto the rear elevations of most buildings. Many commercial buildings are simple or occasionally elaborate examples of the Italianate architectural style, popular for commercial buildings of the era (Appendix B), while other buildings are simple vernacular commercial structures. Broad concrete sidewalks separate the buildings from adjacent streets, and street trees, street furniture, and replica historical light posts provide ambiance.

The selected commercial properties demonstrate the transition from earlier storefront structural systems using horizontal cast iron beams (lintels) supported by vertical cast iron columns (Inventory Property #12 and others) to later structural systems using steel beams (Inventory Property #65). By the 1850s cast iron structural systems and plate glass windows were widely available in areas of the United States served by railroads, allowing merchants to enlarge their display windows. Cast iron is extremely strong in compression but relatively weak in tension, limiting the span of the beams to six to eight feet between support columns. The early twentieth century brought technological improvements that allowed further expansion of commercial display windows. Steel beams, which are strong in both tension and compression, began to replace cast iron, allowing 20 to 30 foot spans with no intervening support columns, while the steel columns could be hidden within the storefront pilasters. Larger display windows increased the natural light within the store, as did prism glass transom lights, also introduced in the early twentieth century (Inventory Property #3) (Jackson 1995).

Residential and ecclesiastical buildings are free-standing structures built along the quiet streets in outlying neighborhoods. Most are surrounded by neat mowed lawns with trees and flowers, while sidewalks and

trees border the streets. These buildings, also, were constructed in architectural styles prevalent during the period, with Queen Anne widely used for domestic construction during the earlier period, transitioning to the popular Craftsman style during the first decades of the twentieth century (Appendix B). As with the commercial buildings, present owners and tenants are working to keep the historical residences in good repair and a number of homes are being meticulously restored.



*Figure 11. Overview of Inventory Properties #60, right center, and #56, far right, from Poplar Street/Highway 2; view to the west.*

### **Architectural Styles**

American architectural styles, represented by ornamental detailing, changed regularly during the nineteenth and twentieth centuries, driven by changes in popular taste, technological advances, and historical trends. Styles in areas far from national population centers often persisted longer than in major urban areas and styles used for commercial architecture were often used longer than if employed for residential construction. All 65 inventory properties in the present project were built in, or in some cases updated to, architectural styles or forms used throughout the nation during the 1880s through 1960s period, generally simple vernacular expressions of common styles. Architectural styles observed in the present project are summarized in Appendix B.

Most buildings in the present project have been remodeled, sometimes leaving the original style uncertain. Frequently only the first level of a two-story building was remodeled, leaving original stylistic detailing intact on the upper level. When assessing these buildings' levels of physical integrity, one must bear in mind that building improvements and stylistic updates represent upgrades that can only occur within the context of a healthy, thriving economy.

Although all inventory properties in the project are of interest, properties of particular interest include the following (since this is a reconnaissance level inventory, this section is based on visible information, such as architectural style or form, rather than research information, such as a building's association with a prominent person or an important event):

- A 1916 church (Inventory Property #1) built as a high style rendition of the Late Romanesque Revival architectural style (Figure 12).



- A 1913 hospital and clinic (Inventory Property #4) built in a simple interpretation of the Italian Renaissance Revival architectural style (Figure 13).
- A large ca. 1892 commercial building (Inventory Property #5/6) built as a high style example of the Italianate architectural style (Figure 14).
- A small ca. 1907 wood frame false front commercial building (Inventory Property #7), the last extant example of what was once a prevalent commercial building form in Waterville (Figure 15).
- An ornate and amazingly intact 1911 bank building (Inventory Property #8) constructed in the Neoclassical architectural style (Figure 16).
- A small 1903 commercial building (Inventory Property #12), which remains a highly intact vernacular expression of the Italianate architectural style (Figure 17).
- A highly intact 1903 hotel (Inventory Property #17) constructed in the Tudor Revival architectural style (Figure 18).
- A ca. 1916 residence (Inventory Property #37) built as a high style rendition of the Colonial Revival architectural style (Figure 19).
- A ca. 1910 residence (Inventory Property #40) built as a high style interpretation of the Queen Anne architectural style with Craftsman elements (Figure 20).
- A ca. 1913 residence (Inventory Property #52) built in as a high style version of the Craftsman style bungalow (Figure 21).



**Figure 12.** 1916 Romanesque Revival church (Inventory Property #1); view to the north.



**Figure 13.** Simple 1913 Renaissance Revival hospital (Inventory Property #4); view to the east.



**Figure 14.** Ca. 1892 Italianate commercial building (Inventory Property #5/6); view to the northeast.



**Figure 15.** Ca. 1907 wood frame false front commercial building (Inventory Property #7); view to the southwest.





**Figure 16.** 1911 Neoclassical bank building (Inventory Property #8); view to the northwest.



**Figure 17.** 1903 Italianate commercial building (Inventory Property #12); view to the north.



**Figure 18.** 1903 Tudor Revival hotel (Inventory Property #17); view to west.



**Figure 19.** Ca. 1916 Colonial Revival residence (Inventory Property #37); view to south.



**Figure 20.** Ca. 1910 Queen Anne residence with Craftsman elements (Inventory Property #40); view to west.



**Figure 21.** Ca. 1913 Craftsman residence (Inventory Property #52); view to northeast.

## **Evaluation of Historic Significance**

All 65 inventoried buildings were evaluated for National Register of Historic Places eligibility, with each building considered both individually and as a contributing feature in a NRHP Historic District. Since little historical research is conducted during a reconnaissance level survey, the properties were generally evaluated only under NRHP Criterion C, for architectural merit, which can generally be observed. Other criteria – Criterion A, for association with historically important events or trends; Criterion B, for association with historically prominent persons; and Criterion D, for the ability to provide important archaeological or historical information – were generally not addressed, since such information was unavailable.

In order to qualify for NRHP listing, a property must not only possess historical significance, but must also retain sufficient integrity – of location, design, setting, materials, workmanship, feeling and association – to be able to convey its historical significance. As is typical of prosperous communities, most of the present inventory properties have been altered through replacement of doors, windows and other fabric and many have undergone stylistic updates. Despite these changes, most historical buildings in the present project retain sufficient integrity to remain readily recognizable as historical buildings and, in some cases, replacement fabric is over 50 years old and has become historical in its own right.

Although integrity requirements for individual listing on the NRHP are quite stringent, more leniency is generally employed when identifying resources that can contribute to the NRHP eligibility of a historic district. More leniency is generally also employed when nominating a resource under Criterion A, B, or D, rather than under Criterion C, although integrity must still be sufficient for the property to convey its historical significance.

In keeping with standard evaluation procedures, inventory properties in the present project were recommended individually eligible for NRHP listing under Criterion C if they retain most of their original form and fabric, particularly on the main (front) façade. Inventory properties retaining only a moderate amount of historical form and fabric on the main façade, although not recommended individually eligible under Criterion C, could potentially contribute to the NRHP eligibility of a historic district should one be identified in the area or may qualify individually under other criteria. Although only 25 inventory properties in the current project were recommended individually eligible for listing in the National Register of Historic Places (or were already listed), 61 would probably qualify as contributing elements in a NRHP historic district (or were already listed in a district). See Appendix A and Appendix C for individual building's NRHP eligibility recommendations.

The eligibility of each of the 65 inventory properties for listing in the Waterville Register of Historic Places was also evaluated. Resources eligible for the Waterville Register of Historic Places must meet at least one of the nine Waterville Register criteria, listed on page 2 of this report, while integrity requirements are not explicitly addressed. For this project, then, all inventory properties that retain sufficient historical form and fabric to remain recognizable as a historical building when viewed from the front were recommended eligible for listing in the Waterville Register of Historic Places (WRHP). In this document “sufficient historical form and fabric” means that a moderate or greater amount of historical form and fabric remains visible. Of the 65 inventory properties, 63 were recommended individually eligible for listing in the Waterville Register of Historic Places (or were already listed), properties that would undoubtedly also qualify as contributing elements in a WRHP historic district. See Appendix A



and Appendix C for individual building’s Waterville Register of Historic Places eligibility recommendations.

Integrity is based on a building’s currently visible form and fabric. Buildings recommended not eligible for the National Register of Historic Places or for the Waterville Register of Historic Places based on compromised integrity may have original historical fabric and detailing hidden beneath modern cladding. Should the modern materials be removed, restoring the building to its historical appearance, eligibility of the building for historic register status can be reevaluated. Conversely, removal or concealing of historical fabric or detailing may result in loss of eligibility for listing in a historic register.

AHA!’s recommendations regarding inventory properties’ NRHP and WRHP eligibility are based on the limited historical information available during this reconnaissance level survey. These evaluations are also only recommendations. The Washington DAHP would make the final NRHP determination and the Waterville Historic Preservation Commission and the Town of Waterville would make the final WRHP determination. Discussion of the property of interest with DAHP or the Waterville Historic Preservation Commission and Town of Waterville is recommended prior to completing a historic register nomination form.

### **Development Trends**

Although most historical buildings in Waterville remain in use and are well-maintained, a number – particularly in the commercial core – are vacant, or partially so, and in need of upkeep. If tenants cannot be found, such buildings generally continue to deteriorate since funds for their preservation are not available. From a historic preservation point of view, the greatest threat to Waterville’s historical buildings is demolition, since once a building is gone it cannot be restored. A secondary threat is, ironically, maintenance, during which historical building fabric and features – doors, windows, siding, and other elements—are removed, altered, replaced, or covered with incompatible modern materials. Historic elements, especially in updated commercial buildings, often remain hidden beneath later cladding and restoration may involve removal of that fabric. Such restoration, however, may not be desirable: if the update occurred 50 or more years ago, the change may have become historical in its own right.



*Figure 22. Overview of Locust Street with Inventory Properties #26 and #65 at left; view to the southwest.*

## CONCLUSIONS AND RECOMMENDATIONS

---

Historical buildings in the Town of Waterville are a tangible reminder of the community's role as an early population center and a supply, service, cultural, and transportation hub for the surrounding agricultural region. All 65 historical buildings inventoried during the present reconnaissance level project – 29 commercial buildings, 34 residences, and two ecclesiastical buildings – date to the Town's early development period (Appendix A). These buildings were formally recorded on Washington Historic Property Inventory (HPI) forms during the project (Appendix C).

All buildings inventoried during this project were evaluated for National Register of Historic Places (NRHP) and Waterville Register of Historic Places (WRHP) eligibility, with each building considered both individually and as a contributing feature in a historic district. Of the 65 selected properties, 25 are recommended eligible for individual NRHP listing under Criterion C and the theme of historic architecture, and in some cases under other criteria; 61 are recommended as contributing elements in a potential NRHP historic district; and 63 are recommended eligible for individual listing on the Waterville Register of Historic Places, under Category 2 and the theme of historic architecture or under other categories, properties that would undoubtedly qualify as contributing elements in a WRHP historic district.

Information collected during this project, particularly the architectural descriptions, will be useful should landowners wish to list their historical buildings on the Waterville Register of Historic Places or National Register of Historic Places. Historical research, however, would be an important part of such an effort and the Town of Waterville, during subsequent CLG Grant projects, may wish to focus on researching the histories of local historical properties.



## REFERENCES CONSULTED

---

Austin, Kay A.

1991 Multiple Property Listing: Movie Theaters in Washington State from 1900 to 1948. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

Bureau of Land Management (BLM)

2010a *Master Title Plat, T. 25 N., R. 22 E., Willamette Meridian*. Electronic document, <http://www.blm.gov/or/landrecords/survey/ySrvy1.php>, accessed March 2021.

2010b *Historic Index, T. 25 N., R. 22 E., Willamette Meridian*. Electronic document, <http://www.blm.gov/or/landrecords/survey/ySrvy1.php>, accessed March 2021.

2021 *Land Patent Records*. Electronic document, <http://www.gloreords.blm.gov>, accessed March 2021.

Department of Archaeology and Historic Preservation (DAHP)

2020a *Washington State Standards for Cultural Resource Reporting*. Department of Archaeology and Historic Preservation, Olympia.

2020b Grant No. FY21-CLG-WATERVILLE: Federally Funded Grant Agreement between Washington State Department of Archaeology and Historic Preservation and Town of Waterville. On file, Town of Waterville.

2019 Historic Property Report, Inventory 1/21/2019: Waterville Clinic, Property ID 718090. On file, Department of Archaeology and Historic Preservation, Olympia.

Dixon, Jenna, and Kris Young

1998 National Register of Historic Places Registration Form: Nifty Theater. North Central Washington Museum. On file, Department of Archaeology and Historic Preservation, Olympia.

Douglas County Assessor

2021 TaxSifter/MapSifter County Assessor's Records. Electronic document, <https://douglaswa-taxsifter.publicaccessnow.com/Disclaimer.aspx>, accessed April 2021.

Garfield, Leonard T.

1987 National Register of Historic Places Registration Form: William J. Canton House. Office of Archaeology and Historic Preservation. On file, Washington Department of Archaeology and Historic Preservation, Olympia.

Garfield, Leonard T., and Alice Jacobson [Jacobsen]

1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

Garfield, Leonard, and Alice Jacobsen

1989a National Register of Historic Places Registration Form: St. Joseph's Catholic Church. Office of Archaeology and Historic Preservation, Olympia. On file, Washington State Department of Archaeology and Historic Preservation, Olympia.

Garfield, Leonard, and Alice Jacobsen

1989b National Register of Historic Places Registration Form: Smith Hospital and Douglas County Press Building. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

Garris, M., and C. Holstine

1994 Historic Property Inventory Form: Big Bend Store [Dodge Bros. Motor Cars, Old Chevy Garage]. On file, Department of Archaeology and Historic Preservation, Olympia.

General Land Office (GLO)

1887 *Official Survey Plat, T. 25 N., R. 22 E., W.M.* Electronic document, <http://www.blm.gov/or/landrecords/survey/ySrvy1.php>, accessed March 2021.

1886 *Surveyor's Notes, T. 25 N., R. 22 E., W.M.* Electronic document, <https://www.blm.gov/or/landrecords/survey/ySrvy1.php>, accessed March 2021.

High, Fred

2018 Historic Property Report, Inventory 8/30/2018: Waterville Railway Depot. On file, Department of Archaeology and Historic Preservation, Olympia.

Houser, M.

2006 Historic Property Report, Inventory 12/1/2006: Harness Shop [Grange Hall, Blue Rooster], Property ID 51017. On file, Department of Archaeology and Historic Preservation, Olympia.

Howe, Jeffery

2003 *Houses of Worship, An Identification Guide to the History and Styles of American Religious Architecture*. Thunder Bay Press, San Diego.

Jackson, Mike

1995 *Storefronts on Main Street: An Architectural History*. Illinois Preservation Series No. 19. Illinois Historic Preservation Agency, Springfield.

McAlester, Virginia Savage

2020 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

National Park Service

2021 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June 2021.

1997 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin (formerly Bulletin 15). U.S. Department of the Interior, National Park Service, Washington, D.C.

Russell, K.

n.d. Waterville Register of Historic Places Nomination Form: Grange Hall, Blue Rooster. On file, Waterville Town Hall, Waterville.

Sanborn Map Company

1890, 1894, 1905, 1909, 1922, 1942 *Waterville, Douglas County, Washington* [maps]. Sanborn Map Company, New York.

Slusser, Edna, George Smith, and Larry M. Smith

1974 Inventory Form, Washington State Inventory of Historic Places: Railroad Depot (Waterville Railway Company). Douglas County Historical Society. On file, Department of Archaeology and Historic Preservation, Olympia.

Town of Waterville

2021 *Waterville Municipal Code*. Town of Waterville, Washington. Electronic document, <https://www.codepublishing.com/WA/Waterville/#!/Waterville02/Waterville0250.html#2.50>, accessed 15 March 2021.

U.S. Geological Survey (USGS)

1901 *Chelan*. 30-Minute Series. U.S. Geological Survey [Washington, D.C.].

1968 *Waterville, Wash.* 7.5-Minute Series. U.S. Geological Survey, Denver or Washington, D.C.

Walton, Lauren

2019a Historic Property Report, Inventory 1/21/2019: Residence, 317 E. Walnut St., Waterville [Rogers House]. On file, Department of Archaeology and Historic Preservation, Olympia.

2019b Historic Property Report, Inventory 1/21/2019: Domestic Residence, Property ID 578377, 417 E. Walnut St., Waterville [Kopta Residence]. On file, Department of Archaeology and Historic Preservation, Olympia.

Washington State Historic Preservation Inventory Project

1974 Inventory Form: Kinney, James, House/Koenig, Carl E., House. Washington State Historic Preservation Inventory Project, Washington State University, Pullman. On file Washington State Department of Archaeology and Historic Preservation, Olympia.

Wolff, Barbara W.

1984 National Register of Historic Places Inventory - Nomination Form: Waterville Hotel. Douglas County Historical Society. On file, Washington Department of Archaeology and Historic Preservation, Olympia.





**APPENDIX A: INVENTORY PROPERTIES**



*Table A-1. Inventory Properties.*

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?***</b>
1	St. Joseph's Catholic Church	101 E. Poplar	1916	Listed	Yes	Yes
2	Union Grain Co.; Carol Cowling CPA	206 N. Chelan	1919	Yes	Yes	Yes
3	Dodge Bros. Motor Cars; Old Chevy Garage	201 N. Chelan	ca. 1910	Yes	Yes	Yes
4	Smith Hospital; Old Clinic Apts.	109 N. Chelan	1913	Listed	Yes	Yes
5/6	First National Bank/Kincaid/ IOOF Block; IOOF, Masonic Temple	105 N. Chelan	ca. 1892	No	Listed	Yes
7	Centennial Feed Store; Dale's Woodworking /Pottery	106 N. Chelan	ca. 1907	Yes	Listed	Yes
8	Douglas County Bank	100 N. Chelan	1911	Yes	Listed	Yes
9/10	Rogers & Howe Bldg.; Kopey's Restaurant, Gray's Bldg.	101, 103 W. Locust, 104 N. Chelan	1903, ca. 1905 addition	No	Listed	Yes
11	Cooper Block; Mitchell's Hardware	105 W. Locust	1903	No	Listed	Yes
12	Guibert Block; Waterville Public Library	107 W. Locust	1903	Yes	Listed	Yes
13	Meat Market; Elite Woodworking	109 W. Locust	ca. 1910	No	Listed	Yes
14	Historic name?; Augustson Bldg., The Beauty Shop	111 W. Locust	ca. 1938	No	Listed	Yes

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?*</b>
15	Waterville Mercantile; Historical Society Thrift Shop	113 W. Locust	ca. 1905, ca. 1912 addition	No	Listed	Yes
16	O. C. Knemeyer Bldg.; Knemeyers Eatery & Spirits	115 W. Locust	1914	No	Listed	Yes
17	Waterville Hotel; Waterville Historic Hotel	102 E. Park	1903	Listed	Yes	Yes
18	Waterville Bakery; North Cascades Bank	106 W. Locust	ca. 1907	No	No	Yes
19	Clary & Beyers Saloon; Coyote Pass Cafe	104 W. Locust	ca. 1903	No	Listed	Yes
20	Granis Harness & Saddlery; Elite Woodworking annex	102½ W. Locust	ca. 1903	No	Listed	Yes
21	The Fair Store; Elite Woodworking	102 W. Locust	1903	Yes	Listed	Yes
22	Carpenter & Maltbie Block, Waterville State Bank; Old Bank Apts., Auntie Bling's	102 S. Chelan, 100 W. Locust	ca. 1903	No	Listed	Yes
23	Waterville Hardware; Waterville Family Grocery	102 E. Locust	1912	No	Listed	Yes



<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?***</b>
24	Malloy Bldg.; The Checked Tablecloth	111 S. Chelan	1916	Yes	Listed	Yes
25	Waterville Clinic	117 S. Chelan	1949	No	Yes?	Yes
26	Nifty Theater	202 E. Locust	1919	Listed	Yes	Yes
27	Waterville Railway Depot; Horton Residence	108 S. Rainier	1910	No	Yes?	Yes
28	Grange Hall, Harness Shop; Blue Rooster	100 W. Walnut	ca. 1901	No	Yes?	Listed
29	Douglas County Museum	124 W. Walnut	1959, ca. 1990 remodel	No	No	Yes
30	Canton House; Morley Residence	305 W. Ash	1905, 2010 remodel	Listed pre- remodel	Yes?	Yes
31A	Methodist/ Federated Parsonage; Federated Church Residence	225 W. Ash	ca. 1910	No	Yes	Yes
31B	Episcopal Sunday School; Federated Church Garage	225 W. Ash	early 20 <sup>th</sup> century	Yes	Yes	Yes
32	Nelson House; Mires Residence	127 W. Ash	ca. 1916	Yes	Yes	Yes
33	Doll House; Fricks Residence	203 E. Birch	1920	No	Yes	Yes
34	Historic name?; Greenwood Residence	217 E. Birch	ca. 1916	No	Yes	Yes
35	Livery Stable; Stoddard Barn	110 S. Monroe	ca. 1910	Yes	Yes	Yes

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?***</b>
36	Oldest Waterville house?; Schneller Residence	600 E. Birch	ca. 1897	No	Yes	Yes
37	Historic name?; Nelson Residence	612 E. Birch	ca. 1916	Yes	Yes	Yes
38A	Possible Hotel/ Boarding House; Hatch Residence	211 S. Central	ca. 1894	No	Yes	Yes
38B	Motel/Rental Cabins; Hatch Rentals	121 W. Birch	ca. 1930	No	Yes	Yes
39	Baptist Parsonage; Sinclair Residence	404 N. Central	ca. 1916	No	Yes	Yes
40	Historic name?; Ruud Residence	402 N. Chelan	ca. 1910	Yes	Yes	Yes
41	Kinney House; Horn Residence	102 S. Columbia	ca. 1915	No	Yes	Yes
42	Kinkade House; Nelson Residence	505 E. Locust	ca. 1899	Yes	Yes	Yes
43	Rogers House; Stalwick Residence	317 E. Walnut	ca. 1910	Yes	Yes	Yes
44	Planetz Dairy; Koontz Residence	239 W. 3rd	ca. 1890	Yes	Yes	Yes
45	Historic name?; MacNeil Residence	119 W. Ash	ca. 1900, ca. 1965 remodel	No	No	No
46	Historic name?; Graham Residence	312 E. Birch	ca. 1900	No	Yes	Yes
47	Historic name?; Hector Residence	804 E. Birch	ca. 1900	No	Yes	Yes

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?***</b>
48	Historic name?; Negrete Residence	205 W. Ash	ca. 1907	No	Yes	Yes
49	Historic name?; Lawrence Residence	312 E. Poplar	ca. 1910	No	Yes?	Yes
50	Historic name?; Requa Residence	300 S. Chelan	ca. 1910	No	Yes	Yes
51	Historic name?; Gutting Residence	601 E. Birch	ca. 1912	Yes	Yes	Yes
52	Historic name?; Cater Residence	409 E. Locust	ca. 1913	Yes	Yes	Yes
53	Historic name?; Coonan Residence	814 E. Locust	ca. 1915	No	Yes	Yes
54	Historic name?; Stoddard Residence	609 E. Birch	ca. 1915	No	Yes	Yes
55	Historic name?; Barnes Residence	114 W. 1st	ca. 1916, ca. 2010 remodel	No	Yes	Yes
56	Historic name?; Petersen Residence	209 E. Poplar, 200 E. 1st	ca. 1916	Yes	Yes	Yes
57	Historic name?; Vickery Residence	515 E. Birch	ca. 1916	No	Yes	Yes
58	Historic name?; Kopta Residence	417 E. Walnut	ca. 1916	No	Yes	Yes
59	Historic name?; Arneson Residence	602 E. Locust	ca. 1916	No	Yes	Yes
60	Historic name?; Tillery Residence	203 E. Poplar	ca. 1916	No	Yes	Yes

<b>Inventory Property Number</b>	<b>Property Name: Historic; Modern</b>	<b>Property Address</b>	<b>Date Built*</b>	<b>Individually Eligible for NRHP?</b>	<b>Eligible as Contributing to NRHP Historic District?</b>	<b>Eligible for Waterville Register?***</b>
61	Historic name?; Schettler Residence	217 E. Poplar	ca. 1916	No	Yes	Yes
62	Historic name?; Ludeman Residence	416 E. Poplar	1914	Yes	Yes	Yes
63	Historic name?; Bowen Residence	400 E. Poplar	ca. 1917, ca. 2015 remodel	No	No	No
64	Historic name?; McCallum Residence	519 E. Locust	ca. 1919	Yes	Yes	Yes
65	Historic name?; Waterville Town Hall	104 E. Locust	ca. 1920	No	Yes	Yes

\*Most construction dates are tentative, based on County Assessor's records, other historical records, or the project architectural historian's estimates.

\*\*\*Eligible for WRHP individually and probably as a contributing element in a potential historic district.

**APPENDIX B: INVENTORY ARCHITECTURAL STYLES AND FORMS**





**Table A-2. Summary of Inventory Property Architectural Styles and Forms.**

<b>Architectural Style / Form</b>	<b>Nationwide Popularity</b>	<b>Project Occurrence</b>	<b>Inventory Property Numbers</b>
Italianate	1840-1900	1892-1916	5/6, 9/10, 11, 12, 15, 20, 21, 22, 23, 24, 28
Romanesque Revival	1860-1925	1916	1
Folk Victorian	1870-1910	1897-1916	31A, 36, 39, 48, 53
Queen Anne	1880-1910	1890-1916	30, 40, 41, 42, 44, 59
Colonial Revival	1880-1955	1900-1916	32, 34, 37, 46
Renaissance Revival	1890-1935	1913	4
Tudor	1890-1940	1903-1920	17, 33
Neoclassical	1895-1950	1911	8
Commercial Vernacular	1900-1940	1905-1938	3, 7, 13, 14, 16, 18, 19, 65
Craftsman	1905-1930	1910-1930	2, 38B, 43, 50, 51, 52, 54, 55, 56, 57, 58, 60, 62, 63, 64
Mission	1890-1920	1919	26
Undifferentiated Modernist	1925-present	1959, later remodel	29
Art Moderne	1930-1950	1949	25
Mansard	1940-1985	1965 remodel	45
Unstyled	Various	1894-1916	27, 31B, 35, 38A, 47, 49, 61

## Architectural Styles

Brief discussions of architectural styles and forms represented by the inventoried properties follow:

### *Italianate Architectural Style*

The Italianate tradition, based on the informal aesthetic of Italian farmhouses and villas, developed in England as part of a reaction against traditional classical architecture. The style, with its vertical proportions, masonry construction, window crowns (frequently inverted-U shape), widely overhanging eaves with decorative brackets, tall narrow windows, arched and paired windows, belt courses, corner quoins, low-pitched roofs, and two- or three-story heights, dominated American domestic architecture from 1850 to 1880. The style was also widely used for commercial buildings, particularly in the late nineteenth and early twentieth centuries, with ornamental features produced in wood, brick, or metal rather than stone. These buildings often had wide projecting bracketed cornices and tall narrow segmentally arched windows and doors or rectangular window or door openings with inverted crowns. When executed in brick, the cornice often took the form of corbeled brickwork.



**Figure A-1. Italianate style: Inventory Property #11, south/front facade.**

### *Romanesque Revival Architectural Style*

This style developed during the mid-nineteenth century, derived from European Romanesque precedents and used primarily for public and commercial buildings. In the 1870s and 1880s Henry Hobson Richardson, an American graduate of the Ecole des Beaux-Arts in Paris, experimented with and popularized his own version of the style using rough-faced squared stone. The style is characterized by masonry walls; combinations of stone and brick; round-arched windows, doors, and porch supports; and blind arcades. Round or square towers and rose windows are common. By 1900 the style had largely passed from the architectural scene, supplanted by newer traditions. The early twentieth century, however, saw another revival of the style for design of churches and synagogues.



**Figure A-2. Romanesque Revival style: Inventory Property #1, south/front facade.**

### *Folk Victorian*

In the Folk Victorian style, wooden Victorian detailing such as turned spindlework posts, lace-like spandrels, or flat jigsaw-cut trim were added to simple traditional front-gabled, side-gabled, or pyramidal house forms. Facades were generally symmetrical and eave brackets were common. The commercially manufactured ornament that characterized this style became widely available as railroads expanded throughout the nation, allowing residents of even the most remote regions to imitate the popular Queen Anne style. Folk Victorian buildings are readily distinguished from Queen Anne, however, by their simple boxy forms, generally symmetry, and lack of varied wall textures.



**Figure A-3. Folk Victorian style: Inventory Property #48, west and south/front sides (porch has been enclosed).**

### *Queen Anne Architectural Style*

The Queen Anne style traces its roots to the work of a nineteenth century English architectural group that based its designs on late Medieval precedents. The style is misnamed, as the resulting tradition had little to do with Queen Anne or with the architecture of her age. The style soon spread to the United States, where Americans added their own interpretations, resulting in the Spindework and Free Classic subtypes. The Queen Anne style, popular from about 1880 to 1910, utilized a variety of techniques to add texture, shape, and color to a building, including bay windows, large wrap-around porches, spindlework posts, a variety of wall cladding materials, windows divided into multiple small lights, and an irregularly shaped roof, usually with a prominent front-facing gable. The Free Classic subtype of the style, dating from about 1890 to 1910, replaced the turned spindlework posts with classical columns and added symmetry and other elements of classical detailing to the design. The Queen Anne tradition spread throughout the nation as pattern books featured the style and completion of railroads made pre-cut architectural elements widely available and, during the 1880 to 1900 period, the style dominated domestic American construction. The style was also frequently used in commercial construction during the 1890 to 1910 period.



**Figure A-4. Queen Anne style: Inventory Property #42, west and south/front sides.**

### *Colonial Revival Architectural Style*

During the late nineteenth century Americans experienced a surge of interest in their heritage, resulting in architectural traditions that attempted to replicate Colonial building styles. The Colonial Revival style, popular from about 1880 to 1955, typically features a prominent centrally placed front door embellished with classical ornament, a symmetrically balanced facade, multi-pane double-hung wood sash windows often arranged in pairs, roof dormers, and pilasters or other classical detailing. The Gambrel Roof subtype, often called Dutch Colonial, features a gambrel roof, with front-gambrel most common from about 1895 to 1915 and side-gambrel most common during subsequent decades.





**Figure A-5. Colonial Revival style: Inventory Property #34, south/front and east sides.**

*Renaissance Revival Architectural Style*

This tradition, like the earlier Italianate, traces its roots to Italian precedents. The Renaissance Revival, however, strove for more authenticity since, by this period, many architects and clients had visited Italy and improved photography and printing also allowed documentation of actual Italian buildings. The style, popular from 1890 to 1935, features arches above doors and first-floor windows, upper level windows smaller and less elaborate than those below, entrances often recessed and ornamented with small classical columns or pilasters, widely overhanging bracketed eaves or a prominent dentiled cornice, low-pitched or flat roofs, roofline or balcony balustrades, rusticated (exaggerated joint) masonry on the first level and smooth wall surfaces above, and symmetrical facades.



**Figure A-6. Renaissance Revival style: Inventory Property #4, west/front elevation.**

### *Tudor Revival Architectural Style*

The Tudor Revival architectural tradition was common throughout the nation from 1890 to 1940, although particularly popular during the 1920s and early 1930s. The style employed a variety of elements loosely derived from Medieval English construction, including steeply pitched side-gabled roofs, prominent front cross-gables, tall narrow windows often in multiple groups with multi-pane glazing, massive chimneys, rounded-arch openings, and overlapping gables with eavelines of various heights.



**Figure A-7. Tudor Revival style: Inventory Property #33, south/front elevation.**

### *Neoclassical Architectural Style*

A revival of interest in classical architecture followed the World's Columbian Exposition, held in Chicago in 1893. Organizers of the exposition required all major buildings to be constructed in the classical style and, within a few years, the style was being built throughout the nation. This architectural tradition is characterized by prominent full-height classical porch columns or pilasters, doors with elaborate classical surrounds, moderately overhanging cornices with dentils or modillions, a wide frieze band beneath the cornice, and rectangular windows with double-hung sash.



**Figure A-8. Neoclassical style: Inventory Property #8, south and east sides.**

### *Commercial Vernacular Architectural Forms*

Commercial vernacular architectural forms developed in the late nineteenth and early twentieth centuries as advances in technology allowed expansion of storefront display windows and commercial design became less elaborate, influenced by simple economics or by the emerging Modernist traditions. Early forms, generally dating to the 1900 to 1920 period in the Inland Northwest, transition from even earlier wood frame false front structures to brick masonry buildings with cast iron beams and columns supporting the storefront and allowing larger display windows. These simple vernacular buildings are generally brick masonry with vertical pilasters, recessed entries, plate glass display windows, transom lights, and brick or metal cornices ornamenting the parapet. The next technological innovation came as steel replaced cast iron, allowing even wider display windows. These buildings, generally dating to the 1920 to 1940 period in the Inland Northwest, are characterized by brick masonry often of buff-colored brick, concrete trim, corbeled or inset geometric designs on the upper façade, planar parapets instead of projecting cornices, and expansive plate glass display windows.



**Figure A-9. Commercial Vernacular form: Inventory Property #19, north/front elevation (recessed entry has been rebuilt).**

### *Craftsman Architectural Style*

The Craftsman architectural style, developed in California during the early twentieth century based on English Arts and Crafts and Asian precedents, was built in large numbers throughout the nation from 1905 to 1930. Typical stylistic elements include low-pitched roofs, exposed rafter ends, knee braces or false beams in the gables, prominent porches with battered (sloping) posts and large square piers, large exterior chimneys, and asymmetrical composition.





**Figure A-10. Craftsman style: Inventory Property #64, south/front and east sides.**

### *Mission Architectural Style*

The Mission architectural style, developed in California during the late nineteenth century, was one of the Eclectic traditions that attempted to recreate relatively true copies of historical European or New World colonial architecture. Although mostly confined to the American Southwest, a few examples of the Mission style were constructed in other parts of the country, most during the 1905 to 1920 period. The style drew from Hispanic design elements, such as Mission-shaped roof parapets or dormers, red tile roofing, widely overhanging open eaves, and smooth stucco wall surfaces, all of which were usually applied to standard American building forms.



**Figure A-11. Mission style: Inventory Property #26, north/front and west sides.**

### *Undifferentiated Modernist Architectural Styles*

Modernist architecture, which dates from ca. 1925 to the present, has generally been reserved for commercial and public buildings. The style is derived from European Modern architecture that arose during the immediate post-World War I period as a backlash against all things traditional, a rejection of the “old order” perceived as the cause of the era’s political instability and social turmoil. Closely allied with socialist causes, European Modernists sought to reduce class disparity by creating a universal architectural style using economical materials such as concrete and steel to create simple, utilitarian structures. In America, however, architects were more attracted by the clean, simple aesthetics of the new style than by its social implications. During the 1950s and 1960s American architects finally embraced Modernism’s fully developed International Style, with its flat-roofed asymmetrical geometric forms featuring smooth unadorned wall surfaces and bands of unembellished windows. Modernism has subsequently proliferated a variety of styles, many of which remain popular today.



**Figure A-12. Undifferentiated Modernist architecture: Inventory Property #29, northwest/front and southwest sides (the 1959 building has been extensively remodeled).**

### *Art Moderne Architectural Style*

This tradition is one of the earliest Modernist styles, characterized by its rejection of classical ornament in favor of simple smooth light-colored wall surfaces, horizontal lines, curved corners, flat roofs with ledge coping, glass blocks, and general asymmetry. The style was popular throughout the nation, particularly for commercial and public buildings, from about 1930 to 1950.



**Figure A-13. Art Moderne style: Inventory Property #25, west/front elevation.**



### *Mansard Architectural Style*

This later Modernist style, introduced around 1940, appealed to those who preferred formal and historical architecture to the informality of the era's dominant Ranch and Contemporary styles. The style featured a mansard roof often with dormer windows inset into its steep lower slope, segmentally or round-arched window and door openings, and brick veneered walls.



**Figure A-14. Mansard style: Inventory Property #45, south/front side (the style represents a façade remodel; the original building's gables, dormers, and chimney remain readily visible from the sidewalk and street).**

### *Unstyled Vernacular Architecture*

A number of inventory properties are simple vernacular structures, devoid of stylistic detailing. Some of these buildings were probably built as economical unstyled structures, although many probably lost original stylistic ornament during remodeling efforts.

**APPENDIX C: HISTORIC PROPERTY INVENTORY FORMS**

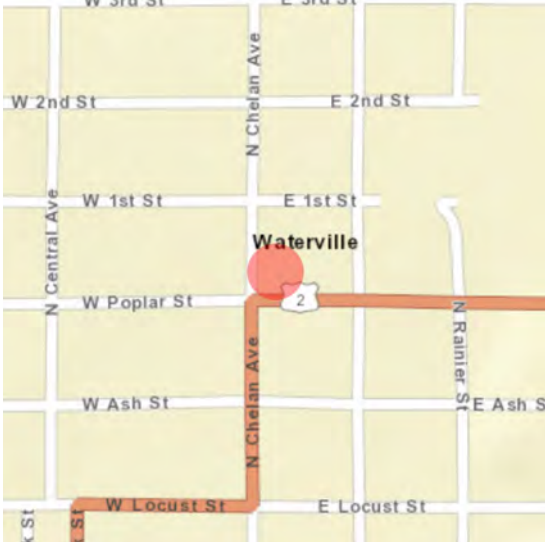




# Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

## Location



**Address:** 101 E Poplar St, Waterville, Washington, 98858

**Tax No/Parcel No:** 12301301000

**Plat/Block/Lot:** Lot 9 ex N 15' of W 95', Lots 10-15, Blk 13, Walter's 1st Add

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Religion	Religion - Religious Facility
Religion	Religion - Religious Facility

### Historic Context:

Category
Architecture
Religion



# Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

## Architect/Engineer:

Category	Name or Company
Architect	Calhoun & Bell
Builder	Bell and Haskins

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
Determination of Eligibility to NR			1916 - 1916	Local	C

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/5/2021	Survey/Inventory	



## Photos



South (front) elevation, 2021. View to north.



Overview from Chelan-Poplar intersection, 2021. To NE.



West and south (front) sides, 2021. View to NE.



West elevation, 2021. View to east.



North (rear) and west sides, 2021. View to SE.



Main (south) entrance, 2021. View to north.



# Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

## Inventory Details - 4/5/2021

**Common name:** St. Joseph's Catholic Church  
**Date recorded:** 4/5/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-1

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Church - No Steeple
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Brick - Stretcher Bond
Plan	T-Shape

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Late Romanesque Revival

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** Historic context:

The following historic context statement is copied verbatim from the National Register of Historic Places Registration Form (Garfield and Jacobsen 1989):

The history of St. Joseph's parish dates to the spring of 1890 - four years after the community of Waterville was platted - when Father DeRouge of St. Mary's Mission in Omak travelled to Waterville to say monthly mass in the home of local pioneer Joseph Brockman. In 1892, DeRouge purchased two lots at the western edge of the town and began construction of a church. The simple gabled frame church was completed that winter.

In 1905, Father Joseph Lutyen was appointed the first resident pastor, and in the following decade, the Waterville church served a large territory and established several mission churches. Between 1905 and 1930, mission churches were established in Farmer (St. Hubert's), Withrow (Sacred Heart), Mansfield (St. Mary's), and Leahy (Immaculate



## Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

---

Conception).

In consideration of its growing size and importance, the St. Joseph's congregation (under the pastorship of Father J. M. Schramm) began to plan for a larger, more centrally located facility. In October, 1915, the old church property and a parsonage were sold to S. A. D. Wilson, and the church acquired several lots at the intersection of Poplar and Chelan streets near the downtown business district. Nearly a year later, in September, 1916, the church awarded a contract for the new structure to the local firm of Bell and Haskins. Ground was broken that month and the structure was completed late in the year, with the first mass held on Christmas Day. In April, 1917, the church was officially dedicated, and the ceremony attracted parishioners from as far as Wenatchee and Mansfield. Bishop Augustin Schinn of Spokane and the Reverend J. M. Van de Wall of Wenatchee assisted Father Schramm.

When completed, the church featured a large seating capacity, an impressive exposed truss ceiling, and great chancel arch, and a full basement to serve the social and community activities of the congregation. The exterior was even more imposing, with a tall bell tower, arched windows, and decorative brickwork. The structure was hailed by the local newspaper as an important addition to the town; year-end articles in 1916 highlighted the church as the central capital improvement of the year.

St. Joseph's joined three Protestant churches in Waterville in the early 20th century, but was the most architecturally impressive of the group. The church has survived nearly intact, and retains excellent integrity. It continues to be a leading local landmark, and among the most distinctive structures in a city noted for its handsome historic buildings.

National Register and Waterville Register eligibility:

Today (2021) St. Joseph's Catholic Church retains excellent integrity – of location, design, setting, materials, workmanship, feeling and association. Only a few inconspicuous modern alterations were noted: a small shed roofed addition built onto the west side of the building between the bell tower and main church, a number of small vinyl sash replacement windows, metal railings bordering the front steps, and a probable replacement front door.

On October 13, 1989, St. Joseph's Catholic Church was individually listed in the National Register of Historic Places under Criterion C and the theme of Architecture, with a significance period of 1916-1939 (National Park Service 2017). The building could also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, St. Joseph's Catholic Church would qualify for individual listing in the Waterville Register of Historic Places under Category 2, for its architectural merits, and perhaps under other categories, and could qualify as a contributing element in a Waterville Register historic district.

### Physical description:

The following description is copied verbatim from the National Register of Historic Places Registration Form (Garfield and Jacobsen 1989):

Built in 1916, St. Joseph's Catholic Church in Waterville is an eclectic Italian Romanesque-style structure constructed of buff colored brick and located at a prominent intersection one block north of the city's historic downtown district. The church is composed of a



## Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

---

gabled nave and an engaged corner bell tower, and characterized by round-arched openings, a semicircular entry pediment, and decorative dichromatic brick work. Situated between a commercial district and residential neighborhood, the church is one of the most imposing landmarks in the agricultural community.

The church is rectangular in form and measures approximately 25 feet across the front (south) façade and about 60 feet in length from front to rear. The building rests on a concrete foundation and raised daylight basement, which is lighted by one-over-one double hung wood sash windows. The basement level is capped with a concrete watertable. The upper walls of the church are faced in brick laid in stretcher bond, and the roof is sided with corrugated metal (added in 1937).

The front entry of the church is sheltered by a heavy entablature and semicircular pediment, supported by giant scrolled consoles. In the tympanum of the pediment is a decorative quatrefoil window surrounded by an arch of red rowlock bricks. The double door is paneled, and is approached by a flight of concrete steps with a low side wall, originally brick but now faced in concrete. To either side of the entry are small round arched windows with one-over-one wood sash, which illuminate the vestibule. The windows are ornamented with red brick hoods with brick drip caps. Above the entry, in the center of the gable end, is a large wheel window with radiating glazing bars. The window is encircled by molded red brick and a drip cap. Along the edge of the parapet is a blind arcade of red brick arches. The eaves of the gabled roof overhang the side walls and are underscored by exposed rafter tails. A cross crowns the apex of the roof.

The façade of the church is framed on the east by a projecting brick pier with ornamental red brick trim. At the southwest corner of the face is an engaged campanile, which rises above the ridge of the main roof. The tower is composed of three stages: a base; a central stage, with round arch windows, which is framed with corner piers united by an arcade of red brick, and ornamented with decorative red brick in a diamond pattern; and a belfry with round arched openings with decorative tracery and red brick hoods. The belfry is capped by a shallow hip roof with projecting eaves supported by paired brackets. The bell tower is surmounted by a cross.

The side walls of the church are illuminated by a series of round arched windows with Palladian glazing bars, capped with red brick hoods. Small, decorative red brick crosses are placed on the walls between each arched window and decorative brick panels are located beneath each window. On the north end of the east and west walls are projecting bays with three arched windows, grouped together with ornamental brick hoods. The parapets of the bays feature the same blind brick arcade as on the façade. The rear (or north) elevation is framed by projecting piers ornamented with red brick work and an arcade of red brick arches along the parapet. The rear door is centrally located and is flanked by small round arched windows. A brick chimney rises against the rear wall.

The interior of the church is composed of a simple vestibule leading to a nave and a sanctuary with a slightly raised platform. The original altar rail and altar remain, and the sanctuary is framed by a round chancel arch with fluted Corinthian pillars. Behind the altar are two sacristies. The ceiling has exposed truss work. In the rear of the nave is a balcony. The basement of the church includes the parish hall with kitchen and bathroom facilities. The parsonage is located next door to the church, but is not included in the [National Register] nomination. It is a two-story frame Craftsman style house built in 1923 and sided with clapboards.





## Historic Property Report

Resource Name: St. Joseph's Catholic Church - Waterville Property ID: 753

---

### **Bibliography:**

Garfield, Leonard, and Alice Jacobsen

1989 National Register of Historic Places Registration Form: St. Joseph's Catholic Church. Office of Archaeology and Historic Preservation, Olympia. On file, Washington State Department of Archaeology and Historic Preservation, Olympia.

National Park Service

2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June 2021.



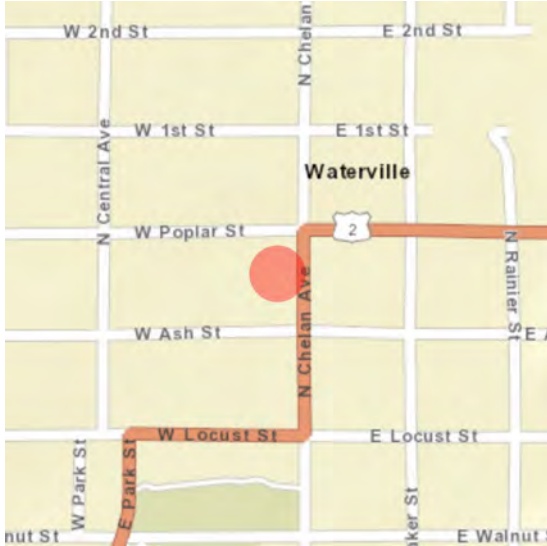


# Historic Property Report

Resource Name: Union Grain Company, Central Washington Grain Growers

Property ID: 581073

## Location



**Address:** 206 N Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700100102  
**Plat/Block/Lot:** S 31.5' OF LTS 1 and 2; BLK 1 and ADJ 7' ALLEY; WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1919	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Agriculture/Subsistence	
Commerce/Trade	Commerce/Trade - Business
Agriculture/Subsistence	

### Historic Context:

Category
Architecture
Agriculture
Commerce



# Historic Property Report

Resource Name: Union Grain Company, Central Washington Grain Growers

Property ID: 581073

## Architect/Engineer:

Category	Name or Company
----------	-----------------

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/6/2021	Survey/Inventory	



## Historic Property Report

Resource Name: Union Grain Company, Central Washington Grain Growers

Property ID: 581073

### Photos



South and east (front) sides, 2021. View to NW.



East (front) and north sides, 2021. View to SW.



East (front) elevation, 2021. View to west.



West (rear) and south sides, 2021. View to NE.



East window on south side, 2021. View to NW.



Overview from Chelan Ave., 2021. View to NW.



# Historic Property Report

Resource Name: Union Grain Company, Central Washington Grain Growers

Property ID: 581073

## Inventory Details - 4/6/2021

---

**Common name:** Carol D. Cowling CPA  
**Date recorded:** 4/6/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-2

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Drop Siding
Structural System	Wood - Platform Frame
Plan	L-Shape

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Union Grain Company, Central  
Washington Grain Growers

Property ID: 581073

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building was constructed in 1919. It served as headquarters for the Union Grain Company, a business that incorporated in 1908 and later became the Central Washington Grain Growers. The building subsequently housed an insurance company, served as storage, and was a facility where cinnamon ornaments were made. Around 1998 the present owner purchased the facility and her firm, Carol D. Cowling CPA, moved into the building (Arksey 2010; Carol Cowling, personal on-site communication, 2021).

National Register and Waterville Register eligibility:

Although two doors in this building have been replaced with modern units, the structure retains sufficient integrity – of location, design, setting, materials, workmanship, feeling, and association – to readily convey its historic significance.

The building is recommended individually eligible for listing in the National Register of Historic Places (NRHP) under Criterion A and the themes of Agriculture and Commerce, for its contributions to grain marketing in the Waterville region. It is also recommended eligible for the NRHP under Criterion C and the theme of Architecture, as an example of a simple Craftsman-influenced vernacular office building of the period. The building could also be eligible for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area.

The Union Grain Company building would also qualify for individual listing in the Waterville Register of Historic Places under Categories 1 or 4 and the themes of agriculture and commerce, and would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Union Grain Company, Central  
Washington Grain Growers

Property ID: 581073

### Physical description:

This small, one story, front-gabled commercial building is situated in a mixed residential-commercial area just north of the Waterville business district. The building is composed of a rectangular office facing east onto Chelan Avenue/Highway 2, with a long low garage attached to the rear, creating an L-shaped plan. The front of the building abuts the sidewalk and an alley borders the property on the south, providing access to the garage. The structure is a vernacular building, influenced by the then-popular Craftsman architectural style, as evidenced by the open eaves with exposed rafter tails, low-pitched gable roof, and “hand-crafted” leaded glass windows.

The building rests on a poured concrete foundation and is clad with horizontal drop siding boards and simple board trim. A seam in the foundation and lower siding on the northern main façade and an asymmetrically placed window are evidence of past alteration to the northeast corner of the building. The front-gabled roof is low pitched with moderately overhanging open eaves and exposed angle-cut rafter ends. Roofing is modern standing seam sheet metal.

The main entrance, a modern metal panel and glass replacement pedestrian door, is centered on the canted face of a small under-the-roof cutaway porch at the southeast corner of the building. Exceptionally high semi-circular poured concrete steps with a metal pipe handrail provide access. A concrete slab in front of the porch, probably a remnant of an earlier sidewalk, is inscribed, “AUG. 1908 / WATERVILLE / UNION GRAIN CO. / May 21 / 1919”.

Three paired wood sash casement windows with 12 leaded glass lights per sash are irregularly spaced across the main (east) façade north of the corner entry. Above them, centered in the gable peak, is a small vertical opening with a wooden louvered vent above a painted-over four-light casement window. Additional windows are arranged over other elevations of the building: two leaded glass casement pairs on the south side of the office section and two more, along with several wood sash double-hung windows, on the north side. A modern fiberglass panel door opens into the rear of the office.

The attached garage repeats the roof detailing of the office. A series of asymmetrically arranged openings are situated on the south side of the garage: an original wood panel and glass pedestrian door, an original wood panel vehicle door, an original wood panel pedestrian door, and a band of four original sliding six-light wood sash casements.

### Bibliography:

Arksey, Laura  
2010 Waterville – Thumbnail History. HistoryLink.org Essay 9357. Electronic document, <https://www.historylink.org/file/9357>, accessed 6 July 2021.

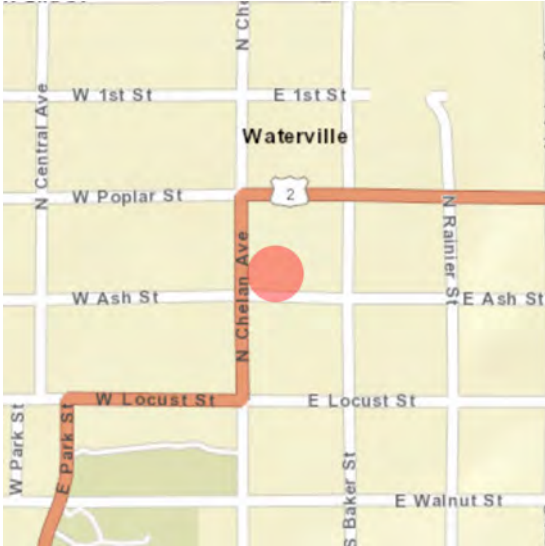


# Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

## Location



**Address:** 201 N Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11900100700  
**Plat/Block/Lot:** LOT 7 THRU 11; BLK. 1; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/6/2021	Survey/Inventory	



## Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

### Photos



West and south sides, 2021. View to NE.



Main (SW corner) entrance, 2021. View to NE.



West elevation, 2021. View to east.



North side, 2021. View to SW.



East (rear) side, 2021. View to NW.



Original HPI form(s)



# Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

## Inventory Details - 4/6/2021

---

**Common name:** Old Chevy Garage  
**Date recorded:** 4/6/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-3

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Roof Type	Hip
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick - Stretcher Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identified this property as the historic Dodge Bros. Motor Cars building, commonly referred to today as the Old Chevy Garage. According to County Assessor's records the building was constructed in 1910, which should be interpreted as an approximate construction date. When the initial Historic Property Inventory form was completed in 1994, the building was in use as the Big Bend Store (Garris and Holstine 1994). Additional research would be needed to fully document the building's history.

National Register and Waterville Register eligibility:

This building, although exhibiting many deferred maintenance issues, retains excellent integrity of location, design, setting, materials, workmanship, feeling, and association. All windows, doors, and other fabric appear to be original. The building is therefore recommended eligible for individual listing in the National Register of Historic Places under Criterion C and the theme of Architecture, as an excellent and intact example of an automobile repair shop and dealership of the period. The building would likely also be eligible for the NRHP under Criterion A and the theme of Commerce, for its contributions to the local and regional economy. The building could also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, the Dodge Bros. Motor Cars building would qualify for individual listing in the Waterville Register of Historic Places under Category 2, for its architectural merits, and perhaps under other categories, and would probably qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Dodge Bros. Motor Cars, Big Bend Store, Old Chevy Garage

Property ID: 752

### Physical description:

This large rectangular one-story brick commercial building is situated on the northeast corner of Chelan Avenue/Highway 2 and Ash Street in a mixed commercial-residential area of northern Waterville. The building fills most of the large lot, extending to the sidewalks along the bordering streets. The structure was built in a simple, although attractive, utilitarian architectural style, typical of early twentieth century automobile repair shops and dealerships, with prominent display windows at the front of the building and vehicle doors to the rear. Today the building is in need of maintenance, with peeling paint, spalling concrete, a number of broken windows, and missing bricks.

The building, which rests on a poured concrete foundation, is structural brick laid in a common bond pattern with six stretcher rows for every header row. The highly visible front of the building, the west and south sides, are veneered with brick in a stretcher (running) bond pattern, and the walls are embellished with vertical brick pilasters and upper and lower wall corbelling, creating shallow inset panels. Nearly all the inset wall panels contain one or two door or window openings. All doors, throughout the building, are original or early replacement wood features and all windows are original or early replacement wood sash double-hung units.

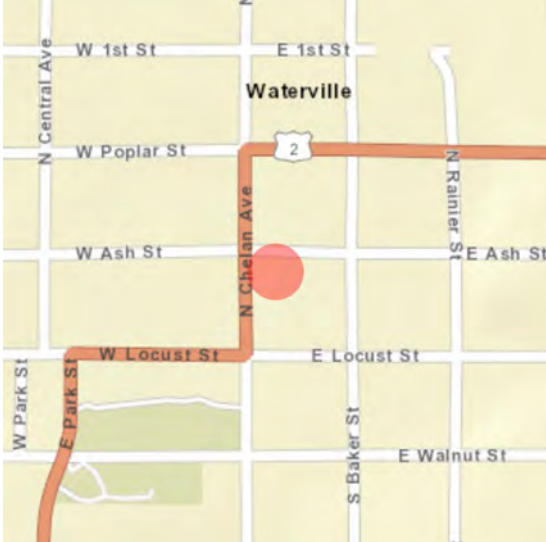
The main entrance, an exceptionally high two-leaf wood frame glass pedestrian door with brass thumb latch and kick plate, is centered in a canted corner entry at the southwest corner of the building, set into a narrow slightly projecting brick block bordered by two full-height brick pilasters. An extension of the brick block above the door creates a shallowly recessed sign board that rises above the roof parapet. A large wood frame plate glass display window with a brass mullion and amethyst prism glass transom light is situated at each side of the main entrance, one on the west wall and one on the south wall.

The roof over the main storefront area, the southern two-thirds of the building, is a low flat-topped hip clad with green composition shingles. The feature's flat top is bounded by a very low shingle-clad parapet, flat on the north and south sides and very subtly pitched on the east and west. The northern third of the building, apparently the shop area, is flat roofed. A low brick parapet extends around the edge of the entire building roof, except for the east (rear) side which is left open for drainage.

### Bibliography:

Garris, M., and C. Holstine  
1994 Historic Property Inventory Form: Big Bend Store. On file, Department of Archaeology and Historic Preservation, Olympia.

## Location



**Address:** 109 N Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11900200100  
**Plat/Block/Lot:** Lot 1, Blk 2, Kincaid's 1st Add  
**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1913	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Health Care	Health Care - Clinic
Health Care	Health Care - Clinic

### Historic Context:

Category
Health/Medicine
Communications

### Architect/Engineer:

Category	Name or Company
Builder	Calhoun and Bell



# Historic Property Report

Resource Name: Smith Hospital

Property ID: 751

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	5/11/1989		-	Local	A
Washington Heritage Register	5/11/1989		-	Local	A

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/7/2021	Survey/Inventory	

## Photos



West (front) elevation, 2021. View to east.



Overview from Chelan Ave., 2021. View to SE.



North side of front section, 2021. View to south.



East (rear) and north sides, 2021. View to SW.



South and east (rear) sides, 2021. View to NW.



Register Image, ca. 1989.





# Historic Property Report

Resource Name: Smith Hospital

Property ID: 751

## Inventory Details - 4/7/2021

**Common name:** Smith Hospital and Douglas County Press Building; Old Clinic Apartments

**Date recorded:** 4/7/2021

**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!

**Field Site number:** AHA-2021-WS-4

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Vault
Roof Type	Pyramidal
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick - Stretcher Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Italian Renaissance Revival

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** Historic context:

The following historic context statement is copied nearly verbatim from the National Register of Historic Places Registration Form (Garfield and Jacobsen 1989); since the Registration Form includes two separate, but adjacent, buildings - Smith Hospital and Douglas County Press Building - and this form addresses only Smith Hospital, slight alterations of the text will be noted:

Constructed in 1913, during a building boom along Chelan Street just north of the downtown business district, the Smith Hospital ... [was] built ... by contractor John Calhoun using brick from the Waterville brickyard of Frank Malfa. Plans for construction at the site began that summer when Dr. J. F. Leslie, a prominent Waterville physician,



## Historic Property Report

Resource Name: Smith Hospital

Property ID: 751

purchased the corner lot.

Dr. Leslie was born in Kentucky in 1871, attended medical schools in his home state and Ohio, and came to Waterville in 1903, where he eventually built up a large practice. The doctor was described by newspapers at the time as “one of Waterville’s best loved and most progressive citizens” and his professional stature was underscored by his two-term tenure as Douglas County health officer, physician, and coroner. When he built his new hospital in 1913, it was considered the most modern in the region, complete with office, treatment rooms, an infirmary, and modern equipment. The new building was the first such private hospital in the area, constructed at a time when Waterville doctors normally worked out of cramped quarters above downtown stores or from their homes.

Dr. Leslie did not practice in the new hospital for long, however. Shortly after moving into the building, tragedy struck. On a foggy evening in November, 1913, while making a house call to a rural patient 13 miles from Waterville, Leslie’s large Cadillac spun out of control and the doctor was found the next morning underneath the wheels of his vehicle.

Within a month of Dr. Leslie’s death, Dr. Henry Ashley Smith moved to Waterville, purchased the new facility from Leslie’s wife, and established his own practice as a family physician and surgeon. Dr. Smith was born in Tennessee in 1868, graduated from the Tennessee Medical College in 1892, and practiced medicine in his home state for nearly 20 years, including six years as City Physician of Knoxville. In 1912, Smith came to Washington State as principal physician and surgeon for the Northern Pacific Railroad in central Washington, maintaining his residence and a private practice in Chelan. In Waterville, Smith was assisted in his practice by his wife and daughter, who both served as nurses.

Smith’s Waterville practice was immediately successful, according to newspapers of the day, and he had a reputation for treating the indigent and disadvantaged as well as scores of local families. Within a few years, it was reported that “his present hospital arrangements have not been near adequate to accommodate his business”, and in 1916, Smith announced plans to expand the facility, nearly tripling its size.

The contract for the expansion was let to Calhoun and Bell (builders of the original structure) and the complete annex contained operating rooms, offices, and the latest technology, valued at over \$12,000. It was, according to press reports, “first class in every way and in every respect equal to any city hospital.” It was certainly the best of its kind in Douglas County.

.... [Dr. Smith passed away in 1918.] After Smith’s death, the facility continued to operate as a private hospital by a succession of Waterville doctors ... and the site remained an important medical center in the county until the structure was converted to apartments after World War II.

National Register and Waterville Register eligibility:

Today (2021) the Smith Hospital building, in use as an apartment house, retains a high degree of integrity – of location, design, setting, materials, workmanship, feeling and association. The only modern alterations noted were replacement of several doors and windows – including the two large one-over-one windows flanking the main façade entrance – with modern fiberglass or vinyl units. These replacements, however, were generally selected to resemble the original wood elements.



## Historic Property Report

Resource Name: Smith Hospital

Property ID: 751

On May 11, 1989, the Smith Hospital, along with the adjacent Douglas County Press Building, was individually listed in the National Register of Historic Places under Criterion A for the hospital's association with the theme of Health and Medicine and for the publisher's association with Communications (National Park Service 2017). Smith Hospital could also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, Smith Hospital would qualify for individual listing in the Waterville Register of Historic Places under Category 1, for its contribution to local health care, and may be eligible under other categories; the hospital would probably also qualify as a contributing element in a Waterville Register historic district.

### Physical description:

The following historic context statement is copied nearly verbatim from the National Register of Historic Places Registration Form (Garfield and Jacobsen 1989):

The Smith Hospital ... is a one story ... brick commercial complex located one-half block north of the Downtown Waterville Historic District. The building is located at the southeast intersection of Chelan and Ash streets.... The structure is composed of [two] discrete but interconnected elements: ... the doctor's office (on the corner) ... constructed in 1913, and the hospital annex built east of the original along Ash Street in 1916. [Both] elements are constructed of local red brick and are mostly well preserved.

The original Smith Hospital, at the corner of Chelan and Ash, measures 30 feet by 30 feet, is constructed of red brick walls with a concrete foundation, and has a hip roof. The front (west) façade of the structure is symmetrically composed with two segmentally arched windows to either side of a recessed entry bay. The windows have wood frames with one-over-one double hung wood sash, and are surmounted by brick arches with keystones. Between the windows, the entry is set within a round arched opening, with brick voussoirs and a keystone inscribed with "1913", the date of construction. The entry is reached by a flight of five concrete steps. The door is composed of a single glazed panel, flanked by sidelights. The north side elevation along Ash street features two segmentally arched windows with double hung one-over-one wood sash, and a single leaf rear door toward the east end of the building. The hospital structure is crowned by a projecting corbelled brick cornice and parapet. The interior of the structure contains five rooms organized around a central hall.

The Smith Hospital Annex located along Ash Street is connected to the original hospital by a frame appendage that is composed of a central single leaf door and flanking wood sash windows. The annex itself is a brick structure resting on a concrete foundation. It measures 92 feet along the Ash street façade and 30 feet along the rear elevation. It is lighted by regularly spaced segmental arched windows, with one-over-one double hung wood sash. The windows are crowned by arched brick hoods. The corbelled brick cornice of the building continues the same design as in the adjacent Smith Building. Single leaf doors are located along both sides and the rear. According to news accounts of the time, the interior of the annex originally included 15 rooms (with offices and operating rooms), [but] since [then] it was converted to apartments.



## Historic Property Report

Resource Name: Smith Hospital

Property ID: 751

---

### **Bibliography:**

Garfield, Leonard, and Alice Jacobsen

1989 National Register of Historic Places Registration Form: Smith Hospital and Douglas County Press Building. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service

2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

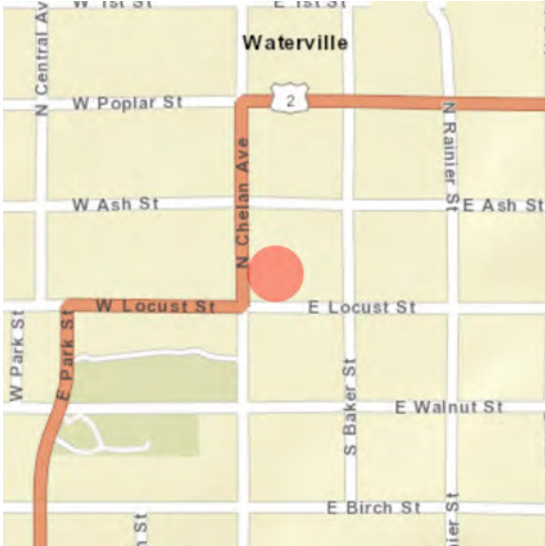


# Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block

Property ID: 725605

## Location



**Address:** 105 N Chelan Ave, Waterville, Washington, 98858

**Tax No/Parcel No:** 11900200900, 11900200700

**Plat/Block/Lot:** TAX 33 IN LOT 7; LOT 8; LOTS 9 & 10; BLK. 2; KINCAID'S 1ST ADD

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1892	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Social	Social - Clubhouse
Commerce/Trade	
Social	Social - Clubhouse
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce
Social History





# Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block

Property ID: 725605

## Architect/Engineer:

Category	Name or Company
----------	-----------------

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/20/2021	Survey/Inventory	

## Photos



West and south sides, 2021. View to NE.



West elevation, 2021. View to east.



South side, 2021. View to NE.



East and north sides, 2021. View to SW.



Main entrance at SW corner, 2021. View to NE.



Overview from Locust St., 2021. View to NE.



# Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block

Property ID: 725605

## Inventory Details - 4/20/2021

**Common name:** 103, 105 N. Chelan Avenue, Waterville  
**Date recorded:** 4/20/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-5,6

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block      Property ID: 725605

---

**Significance narrative:**      Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical First National Bank/Kincaid/IOOF Block, constructed in 1891-1892. County Assessor's records note the north part of the building is presently owned by the Independent Order of Odd Fellows while the south part is owned by the Waterville Masonic Temple and Dorsey Insurance Inc.

National Register and Waterville Register eligibility:

On May 19, 1988, the First National Bank/Kincaid/IOOF Block was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although most doors and windows have been replaced with modern units and the storefronts have been extensively altered, the form of the building, including the pilasters, canted corner, door and window openings, cornice, and parapet, remain intact. Since alteration of the windows, doors, and storefronts has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains highly recognizable as the historic First National Bank/Kincaid/IOOF Block, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, under Category 2 for its architectural merits, and may qualify under other criteria. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**      This very large two-story brick building is situated on the northeast corner of Chelan Avenue/Highway 2 and Locust Street and the main facades and corner entrance are oriented toward the intersection. The building, one of many adjoining commercial structures in the Waterville central business district, extends to the sidewalks along bordering streets and abuts another commercial building on the north. The building is a handsome example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally or round-arched windows frequently with inverted U-shaped crowns, classical-influenced cornices often incorporating elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs. Although most doors and windows in this building have been replaced with modern units and storefronts have been reconfigured and altered, the structure remains readily recognizable as the historical First National Bank/Kincaid/IOOF Block.

The building is structural brick laid in a common bond pattern, with six stretcher rows for every header row, and the walls are painted white. The roof is flat with a flat parapet and the foundation, which is not visible from the exterior, is probably local stone. As originally constructed, the building was square, but a rear (east) addition built onto the south



## Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block      Property ID: 725605

---

section during the 1909-1922 period created an L-shaped building, and a rear addition to the north section during the 1922-1942 period resulted in the present rectangular structure (Sanborn Map Company 1890, 1894, 1905, 1909, 1922, 1942). Slightly raised brick pilasters with corbeled brick capitals rise from ground level to the parapet, asymmetrically dividing the highly visible front of the building – the west and south facades – into bays of unequal widths, five bays across the west side, five of different dimensions across the original south side, and two more in the south rear addition. The bank probably occupied the prime southwest corner of the building, while four storefronts provide additional commercial space to the rear, two on the west and two on the south, one of which is a portion of the rear addition.

The main entrance, a modern double aluminum frame glass commercial door with a narrow matching transom light, is set into a one-story cutaway canted entry, bordered by original wood moldings and pilasters, at the southwest corner of the building. A round cast iron column rises from a low triangular concrete porch in front of the door to support the base of the corner pilaster, truncated by the cutaway entrance. The support column is an engaged column – the back of the column is flat and mounted on a vertical wood beam. The base of the column is embossed, “NATIONAL / IRON WORKS / SPOKANE / WASH.” Two large square recessed panels, probably original transom lights, one on each face of the building above the entrance, are now filled with signs identifying the present business. An original raised brick belt course with brick dentils extends between the side and corner pilasters above the signs and entrance. Three large windows, with original segmentally arched inverted-U brick keystone crowns and stucco-covered brick sills supported on corbeled brick brackets, are asymmetrically arranged, one per bay, to the sides of the entry – one in the adjacent bay to the north and two in the adjacent bays to the east. Modern three-part vinyl sash windows now fill the openings and modern sheet metal covers the lunette transoms. Additional tall narrow openings with identical segmentally arched crowns are asymmetrically arranged across adjacent bays in the center of the south wall.

All four storefronts have been remodeled, and nearly all visible fabric is modern. Original brick belt courses with dentils, however, extend across the bay above each storefront and the two storefronts nearest the corner entrance retain the configuration of the angled recessed entries, as well as original single wood frame glass doors with thumb latches. Two original round cast iron columns rise from ground level to support a horizontal metal plate at the top of the south side’s east storefront, and the arrangement of the other storefronts suggests support columns are still present but no longer visible. Transom lights, original display windows, and bulkheads have been covered with modern materials. An original brick belt course with dentils also extends across the narrow stairwell bay between the two west side storefronts.

The second floor level of the main (west and south) facades remains nearly intact. Tall narrow original window openings, with segmentally arched inverted-U brick keystone crowns and stucco-covered brick sills supported on corbeled brick brackets, are asymmetrically arranged, one to three per bay, across the faces of the original building. Three more paired windows, each window vertical but not narrow, with identical crowns and sills are situated in the two bays of the south face rear addition. Original wood sash double-hung windows fill the three openings in the west wall’s north bay and the three paired openings in the south wall’s rear addition. All other windows are modern vinyl sash. A raised brick belt course extends across the upper walls above the windows and an elaborate corbeled brick cornice with a dog-tooth course at the bottom and a honeycomb course at the top embellishes the upper walls and parapets. The parapet is flat with sheet





## Historic Property Report

Resource Name: First National Bank/Kincaid/IOOF Block      Property ID: 725605

---

metal coping. A slightly higher second parapet of planar brick rises above the ornamented parapet on the west side's north bay and adjacent half of the narrow stairwell bay.

The two additions are easily distinguished on the rear (east) face of the building: the south addition is the same height as the original building with the same white-painted structural brick, while the north addition is approximately eight feet lower with unpainted combed red brick, also in the same structural brick bond. All windows on the south addition face are vertical but not narrow, single vinyl sash units on the first level and original wood sash double-hung pairs on the second level. A double door is a modern replacement. All south addition window and door openings have segmentally arched brick lintels. Windows on the north addition, vertical but wider than those of the south addition, are symmetrically arranged across the upper level, original wood sash double-hung units with no lintels. A full-width modern metal vehicle door fills the first level face. A small square concrete or stuccoed chimney is centered on the rear edge of the south addition roof, a tall square red brick chimney rises from the southeast corner of the north addition, and a large square red brick chimney is situated at the northeast rear corner of the original northern section.

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June 2021.

Sanborn Map Company  
1890, 1894, 1905, 1909, 1922, 1942 Waterville, Douglas County, Washington [maps].  
Sanborn Map Company, New York.

# Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

## Location



**Address:** 106 N Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700400102  
**Plat/Block/Lot:** S 1/2 LOT 1; E 30' S 1/2 LOT 2; 7' ADJ ALLEY; BLK 4; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1907	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/7/2021	Survey/Inventory	

## Photos



East (front) and north sides, 2021. View to SW.



East (front) elevation, 2021. View to west.



South and east (front) sides, 2021. View to NW.



West (rear) and south sides, 2021. View to NE.



Main entrance and storefront, 2021. View to SW.



Overview from Chelan Ave./Hwy. 2, 2021. View to SW.



# Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

## Inventory Details - 4/7/2021

**Common name:** Loeb sack, Dale, Building  
**Date recorded:** 4/7/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-7

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Western False Front
Roof Type	Gable - Front
Roof Material	Metal - Corrugated
Cladding	Wood - Drop Siding
Cladding	Metal - Corrugated
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Centennial Feed Store, built between 1907 and 1909. Today the building – “the last of the frame buildings which once characterized the downtown” (Garfield and Jacobsen 1987:7/12) – is known as Dale’s Woodworking/Pottery, owned by Dale Loeb sack.

**National Register and Waterville Register eligibility:**

On May 19, 1988, the Centennial Feed Store was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for its contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, with a period of significance of 1891 to 1937 (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), despite addition of a few modern windows and doors at the rear of the structure, this building retains good integrity of design, materials, workmanship, feeling, and association – sufficient to remain readily recognizable as the historic feed store. The building is therefore recommended eligible for individual listing in the National Register of Historic Places (NRHP), should this be desired, under Criterion A for its contributions to early day Waterville commerce, and also under Criterion C as an intact example of a wood frame false front vernacular commercial building dating to the early twentieth century. The building also remains a contributing element of the NRHP Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

---

### Physical description:

This small free-standing one-story false front wood frame commercial building faces east onto Chelan Avenue/Highway 2, midblock between Ash and Locust streets, one of the many commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and an alley borders the structure on the south. This building is believed to be the last extant example of the vernacular wood frame commercial structures that characterized the Waterville business district prior to several disastrous fires.

The building foundation – where visible on the building's south side – is poured concrete, supplemented at the southeast (front) corner with a low rectangular concrete pier. Cladding on the main (east) façade is horizontal drop siding with a slightly different type of horizontal drop siding in the false front parapet. Cornerboards and trim are plain narrow boards. Other sides of the building are clad with vertical corrugated sheet metal, presumably over board siding, which is visible at the base of the south side wall as wide vertical boards. The roof is a steeply-pitched front-gable, hidden on the main (east) façade by a high stepped false front parapet. Eaves are close (little overhang) and roofing is corrugated sheet metal. A tall modern metal chimney pipe rises from the north slope of the roof at the rear of the building.

The main façade is symmetrically arranged. The main entrance, an original double wood frame multiple-light glass commercial door with a brass thumb latch and plate on the south leaf, fills the rear wall of a rectangular recessed entry, with a horizontal four-light wood sash transom above it. Lower panels of the door, at least some of which probably held glass, are now boarded over with artwork panels. Low board steps lead to the door. Large multiple-light wood sash display windows symmetrically flank the door, filling the sides of the rectangular entry and extending nearly the full width of the building face. The display windows north of the door are slightly different than those south of the door. Two bands of small nearly square wood sash transom lights set into board frames form the upper display windows, while larger window openings – now replaced or covered with artwork and sign panels – form the lower display windows. The display windows appear to be hand-crafted rather than commercially prepared and the relatively small size of individual panes suggests this building predates widespread availability of low-cost plate glass windows. Plain board trim surrounds the display windows and a full-width board and molding belt course, visually suggesting a classical entablature, extends across the façade at the top of the storefront. A wide sheet metal panel covers the wall above the storefront, perhaps hiding a sign board. Narrow bulkheads below the display windows are clad with horizontal drop siding, continuous with that of the walls.

A small six-light wood sash casement window with steel muntins is placed high on the central south wall with a large modern horizontal single-light wood frame window to the rear. Two probable window openings are situated high on the rear north wall, the front opening boarded over and the rear opening holding a modern air conditioner. A modern pedestrian door is offset to the north on the rear (west) elevation with large modern wood frame windows asymmetrically placed to the sides.



## Historic Property Report

Resource Name: Centennial Feed Store

Property ID: 725465

---

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

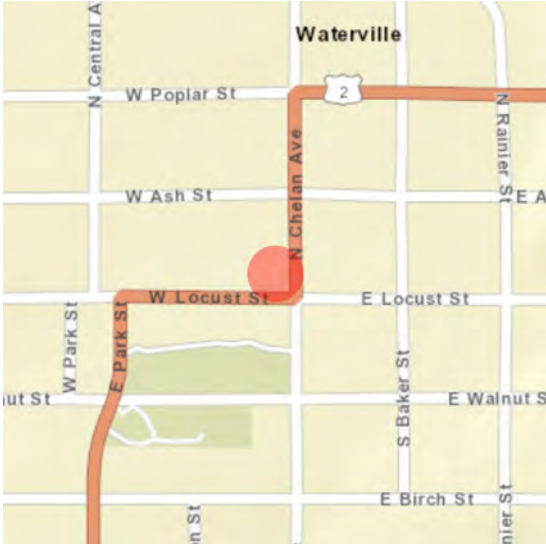


# Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

## Location



**Address:** 100 N Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402802  
**Plat/Block/Lot:** SE 28 X 50 FT. OF LOT 28; BLK. 4; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E21, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1911	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Financial Institution
Commerce/Trade	Commerce/Trade - Financial Institution

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/8/2021	Survey/Inventory	



## Photos



South and east sides, 2021. View to NW.



South side, 2021. View to north.



East side, 2021. View to west.



Canted corner entry, 2021. View to NW.



Upper main entry, 2021. View to NW.



Overview from Chelan-Locust intersection, 2021. To NW.



# Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

## Inventory Details - 4/8/2021

**Common name:** Huston, Paul James, Jr., Building  
**Date recorded:** 4/8/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-8

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Commercial - Temple Front
Roof Type	Hip
Roof Type	Varied Roof Lines
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick - Flemish
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Neoclassical

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this building as the historical Douglas County Bank, constructed in 1911. According to County Assessor's records the present owner is Paul James Huston, Jr.

National Register and Waterville Register eligibility:

On May 19, 1988, the Douglas County Bank building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021) this building remains amazingly intact with all main façade fabric, except for the main entrance, original. Based on the building's high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – it is recommended eligible for individual listing in the National Register of Historic Places (NRHP), should this be desired, under Criterion A for its contributions to early day Waterville commerce, and also under Criterion C as an intact example of an early twentieth century Neoclassical style commercial building. The building also remains a contributing element of the Downtown Waterville Historic District.

The building would also be eligible for individual listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Neoclassical style of commercial architecture and would qualify for listing under Category 1 or 4 for its contributions to local commerce. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

### Physical description:

This small though prominent one-story brick building is situated on the northwest corner of Chelan Avenue and Locust Street, its corner entry and main facades oriented toward the intersection. The building, one of the many adjoining commercial structures in the Waterville central business district, extends to the sidewalks along bordering streets and abuts other commercial buildings on the north and west. The building is handsomely embellished in the Neoclassical architectural tradition, a style characterized by dominant full-height entry porches with tall classical columns, classical cornices, and other classical detailing. Few exterior changes have been made to the building through the years, and a replacement front door is the only highly visible alteration.

The building rests on a high foundation of roughly shaped and irregularly coursed basalt blocks six to 18 inches in diameter, with scored mortar creating the illusion of squared ashlar. Structural brick walls are veneered with buff-colored brick in a Flemish bond pattern, with alternating headers and stretchers forming each row. Vertical series of protruding brick “blocks” suggest rusticated stone pilasters, a pair at each side of the main entrance, a pair at each building corner, and two symmetrically placed near the center of the east wall. A glazed terra cotta water table course extends around the base of the wall, separating the wall from the foundation.

The main entrance, a replacement single-light wood frame door with a mid-century glass block surround and a rectangular transom, is set into an original glazed terra cotta and wood molding surround, filling the rear wall of a slightly recessed entry on the building’s canted southeast corner. Two massive unfluted glazed terra cotta Doric columns flank the door, one on either side, and a glazed terra cotta panel above the door is inscribed, “DOUGLAS / COUNTY / BANK” with the year “1890” in vertical numerals at the left and the year “1910” in vertical numerals at the right. The columns support a brick and terra cotta entablature with a projecting pressed metal cornice, featuring dentils and modillions, that curves around the corner of the building and extends across the south and east sides. Rounded sandstone steps, flanked by low basalt half walls with concrete coping and peaked sandstone caps, lead to the entrance. Large original multiple-light wood sash windows are symmetrically arranged across the walls, one on the south face and three on the east face. Slightly projecting brick quoins, glazed terra cotta flat-arched keystone lintels, and terra cotta sills embellish the windows.

The hipped roof, covered with brown variegated composition shingles, is surrounded by a low shaped brick parapet with glazed terra cotta coping. The parapet, like the entablature below, curves around the southeast corner of the roof. A small rounded pediment rises from the parapet over the main entrance and pyramidal terra cotta projections to the sides of the entrance and at the corners of the building are visual extensions of wall pilasters. A low stepped projection is centered on the east parapet. A large rectangular red brick chimney rises from the north slope of the roof near the northeast corner of the building.

Four basement windows, all but one original wood sash casements, are symmetrically arranged across the east face of the foundation, while steps descend from ground level on the south side of the building to a basement entrance and an original mosaic tile landing.



## Historic Property Report

Resource Name: Douglas County Bank

Property ID: 725604

---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

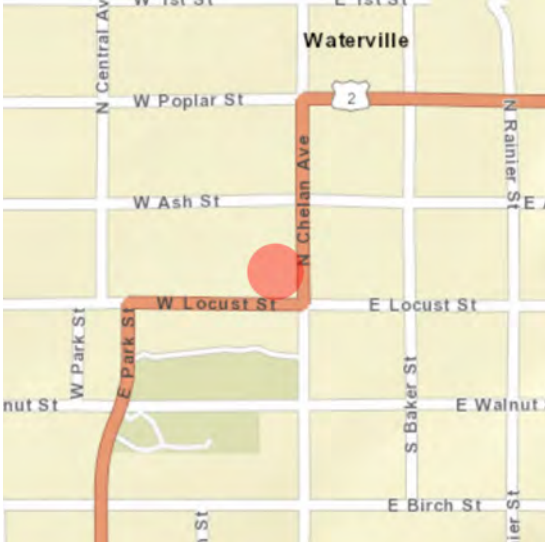


# Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

## Location



**Address:** 101 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402700, 10700402701, 10700402801  
**Plat/Block/Lot:** PORTIONS OF LOTS 27 AND 28 AND ADJ ALLEY; BLK 4; WATERVILLE ORIGINAL.  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E21, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input type="checkbox"/>
Addition	1905	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/8/2021	Survey/Inventory	

## Photos



South (front) side, 2021. View to NW.



East storefront, 2021. View to north.



East upper wall and cornice, 2021. View to north.



North (rear) side, 2021. View to SW.



Overview from Locust St., 2021. View to NW.



Annex, east (front) side, 2021. View to west.



# Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

## Inventory Details - 4/8/2021

**Common name:** Kopey's Restaurant; Gray's Building; 104 N. Chelan Ave.  
**Date recorded:** 4/8/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-9,10

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	L-Shape

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Rogers & Howe Building, constructed in 1903. County Assessor's records note the building is currently owned by Plain Holding Up, and the west half was recently in use as Kopey's Restaurant. The building is L-shaped in plan and the rear portion is an addition, built as a warehouse annex soon after the main building was completed (Garfield and Jacobsen 1987). The rear annex, presently owned by Willet Inc., was recently in use as the Mid State Bank administrative office.

National Register and Waterville Register eligibility:

On May 19, 1988, the Rogers and Howe Building and its rear annex were listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021) storefronts on the main building and annex facades have been extensively altered leaving little original fabric visible, although one is currently being restored. Original pilasters, upper walls, cornice, parapets, and some windows, however, remain intact. Since alteration of the storefronts has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains highly recognizable as the historic Rogers & Howe Building and annex, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This wide one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and other commercial buildings about the structure on each side. This building and the two party-wall buildings to the west were constructed at the same time and the architecture was nearly identical; today the westernmost of the three buildings, the one-story building at 107 W. Locust, remains highly intact and can be used to identify alterations in the other two buildings. The Rogers & Howe Building is an example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with brackets, central recessed entryways, pilasters, and flat parapeted roofs.

The building is red structural brick arranged in a common bond pattern, with one header course for every six stretcher courses, and the foundation, which is not visible from the exterior, may be stone. The roof is flat with a flat parapet. The main façade is symmetrically arranged, and three slightly raised full-height brick pilasters divide the





## Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

building into two equal bays, each with a storefront extending between the pilasters.

The west storefront has been extensively altered and very little original fabric remains visible. The original recessed entry has been replaced with a flush front wall and the main entrance, a lower replacement single aluminum frame glass door with matching sidelights and transom light, is centered on the storefront face. Remnants of the large display windows that once flanked the door remain visible, a rectangular portion to the west and a small oval to the east, while other portions of the display windows and the bulkheads below have been covered with vertical boards, plywood, and other modern cladding materials. Original transom lights in the upper storefront have been covered with T1-11. The original slender round cast iron support columns, however, one at each side of the entry, still support an original horizontal cast iron beam (lintel) ornamented with five evenly spaced rosettes, extending across the top of the storefront. A canvas awning with original hardware shelters the lower storefront and a large ca.1960s sign reading "KOPEY's / STEAKS / CAFE" is suspended from the building face above it.

The east storefront is currently undergoing renovation and original elements have been exposed. The main entrance, a replacement single metal frame glass door with one matching sidelight and a matching transom light, fills the rear wall of a centrally placed angled recessed entry, and the large original four-light wood sash transom light remains in place above the door. An original slender round cast iron column rises at each side of the recessed entry to support an original horizontal cast iron beam ornamented with five evenly spaced rosettes, extending across the top of the storefront. Large original multiple-light wood sash display windows symmetrically flank the door, filling the sides of the entry and extending nearly the full width of the bay. Two bands of small nearly square wood sash transom lights, a band of smaller lights above a band of larger lights, form the upper display windows, units with original hand-crafted chamfered edges. Large replacement plate glass windows set into commercial wood molding frames form the lower display windows. The wooden bulkheads below the display windows are replacements, reduced in height to accommodate the enlarged display windows and embellished with commercial molding ornament.

Two wide recessed panels, bounded on the sides by the pilasters and at the top and bottom by corbeled brick belt courses, fill the upper wall, one panel above each storefront. An elaborate pressed metal cornice extends across the entire top of the wall, covering the parapet. The cornice, organized as a classical entablature, is embellished with large brackets at the corners topped with spherical finials, smaller brackets across the cornice face ornamented with fleur-de-lis motifs, raised anthemion designs, and a dentil course.

Ten evenly spaced original tall narrow wood sash double-hung windows with segmentally arched brick lintels are arranged across the rear (north) elevation, many with broken or missing glass. An original double wood panel and glass door is situated below the windows at the east side of the rear face and a modern single door opens into the building at the west side.

The one-story structural brick annex, which connects internally with the rear of the main building, faces east onto Chelan Avenue. Three wide slightly projecting brick pilasters divide this face of the building into two equal bays, each containing a storefront. Although both storefronts have been extensively altered and little historical fabric remains visible, both retain their centrally placed entrances, round cast iron support columns and horizontal cast iron beams, and the south storefront's entrance is still an



## Historic Property Report

Resource Name: Rogers & Howe Building

Property ID: 725520

---

angled recessed entry. The roof is flat with a flat parapet.

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

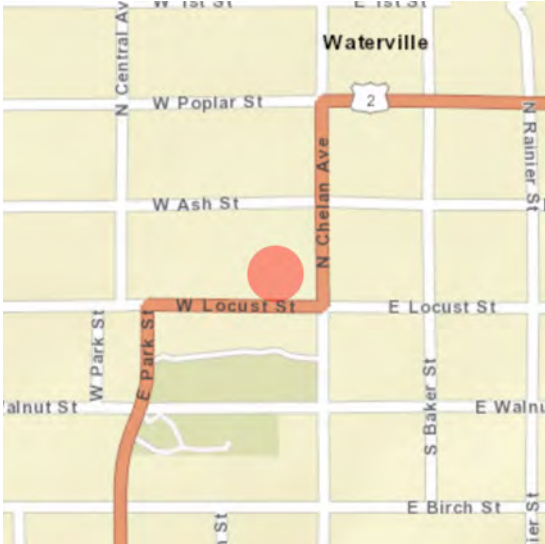
National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June  
2021.

# Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

## Location



**Address:** 105 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402502  
**Plat/Block/Lot:** E 10 FT. LOT 25; LOT 26; 7' ADJ. ALLEY; BLK. 4; WATERVILLE ORIGINAL  
**Geographic Areas:** T25R22E21, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/8/2021	Survey/Inventory	



## Photos



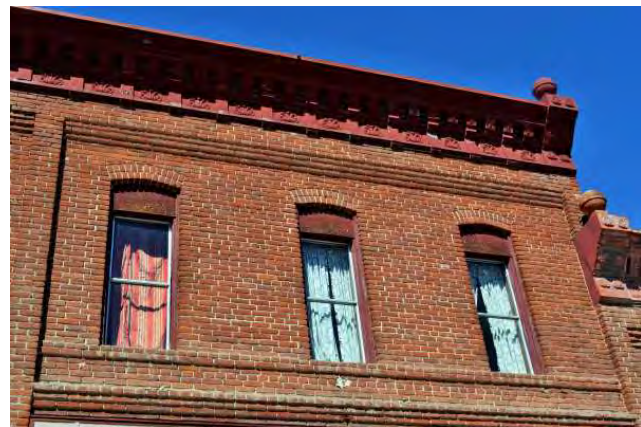
South (front) elevation, 2021. View to north.



West storefront, 2021. View to north.



East storefront, 2021. View to NE.



East windows and cornice, 2021. View to NE.



North (rear) and west sides, 2021. View to SE.



Overview from Locust St., 2021. View to NE.





# Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

## Inventory Details - 4/8/2021

**Common name:** Mitchell's Hardware; Squid Inc. Building  
**Date recorded:** 4/8/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-11

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Cooper Block, constructed in 1903. The building, which County Assessor's records note is owned by Squid Inc., was recently in use as Mitchell's Hardware.

National Register and Waterville Register eligibility:

On May 19, 1988, the Cooper Block was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although about half the Cooper Block's windows and doors have been replaced with modern units and many storefront elements have been altered or covered with modern fabric, the form of the building, including the pilasters, one recessed entry, the upper wall, cornice, and parapet, remains essentially intact. Due to numerous alterations, however, resulting in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains highly recognizable as the historic Cooper Block, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large two-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and other commercial buildings about the structure on each side. This building and the two adjoining buildings were constructed at the same time and the architecture was nearly identical; today the adjacent building on the west remains highly intact and can be used to identify changes in the other two buildings. The Cooper Block is an example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with brackets, central recessed entryways, pilasters, and flat parapeted roofs.

The building is red structural brick arranged in a common bond pattern, with one header course for every six stretcher courses, and the foundation, which is not visible from the exterior, may be stone. The roof is flat with a flat parapet.

The main façade is symmetrically arranged, and four slightly raised full-height brick pilasters divide the building into three bays, a wide bay at each side – the east bay is very slightly wider than the west bay – and a narrow bay in the center; in this party wall structure, the side pilasters are shared with the adjoining buildings. A storefront occupies



## Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

each side bay on the ground floor level and a stairwell to the second floor office/residential space is situated in the central bay.

The west storefront remains quite intact. The main entrance, an original high double wood panel and glass door with an original brass thumb latch handle, fills the rear wall of a centrally placed angled recessed entry. Each leaf of the door is composed of a tall narrow window, a band of decorative horizontal corrugations, and two small hand-crafted recessed panels with chamfered edges. A large transom light above the door is now painted over and a modern air conditioning unit has been installed. A slender round cast iron column rises at each side of the recessed entry to support a horizontal cast iron beam (lintel) extending across the top of the storefront. Large multiple-light wood sash display windows symmetrically flank the door, filling the sides of the entry and extending nearly the full width of the bay. Two bands of small nearly square wood sash transom lights, a band of smaller lights above a band of larger lights, form the upper display windows, which have now been painted over, and larger wood frame windows form the lower display windows. All storefront window frames have original hand-crafted chamfered edges. The display windows, like the door, appear to be handmade rather than commercially manufactured and the relatively small size of individual panes suggests this building predates widespread availability of low-cost plate glass windows. The wooden bulkheads below the display windows are ornamented with bands of decorative horizontal corrugations but other embellishments are covered with plywood. A large T1-11 signboard covers the upper storefront and most of the corbelled brick belt course separating the first floor from the second. A canvas awning with original hardware extends across the top of the storefront.

The east storefront, while an attractive space, has been extensively altered and very little original fabric remains visible. The main entrance, a lower replacement double wood frame glass door with glass block sidelights, is set into a reconfigured rectangular recessed entry. Large display windows still symmetrically flank the door, filling the sides of the entry and extending nearly the full width of the bay, but these units are now large expanses of plate glass set into metal frames and commercial wood moldings. Although the original slender round cast iron support columns remain, one at each side of the entryway, they are now inside the display windows and decoratively painted. The bulkheads below the display windows are glass blocks, curved at the corners, and T1-11 and plywood panels cover the transom lights and horizontal cast iron beam at the top of the storefront. A horizontal Art Deco-style rigid metal canopy has been installed over the storefront, suspended from the building face on metal rods.

A modern replacement fiberglass "panel" door with a single-light wood frame transom opens into the central stairwell bay, flush with the wall. A segment of the horizontal cast iron beam is visible at the top of the entry and additional space around the door and window is filled with T1-11.

Two corbeled brick belt courses extend between the pilasters, defining the upper and lower margins of the three second story bays. A series of tall narrow original window openings with segmentally arched brick lintels is arranged in near-symmetrical fashion across this space – three in each side bay and one in the narrow central bay – and a slightly protruding brick belt course forms the sills. Today modern replacement one-over-one aluminum sash windows have been installed in the openings and excess space filled with plywood. An elaborate original pressed metal cornice extends across the top of the wall, covering the parapet, identical to the cornices of the two adjacent buildings. The cornice, organized as a classical entablature, is embellished with large brackets at the



## Historic Property Report

Resource Name: Cooper Block

Property ID: 725519

corners topped with spherical finials, smaller brackets across the cornice face ornamented with fleur-de-lis motifs, raised anthemion designs, and dentils along the lower margin.

Parapets on both sides of the building are stepped and the rear elevation is a high one story. Four tall narrow original wood sash double-hung windows are arranged across its face, each with a segmentally arched brick lintel. An original door opening with a transom light and a segmentally arched lintel opens into the building between each pair of windows. Today modern replacement doors fill the openings, one opening has been widened, and transom lights have been covered.

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

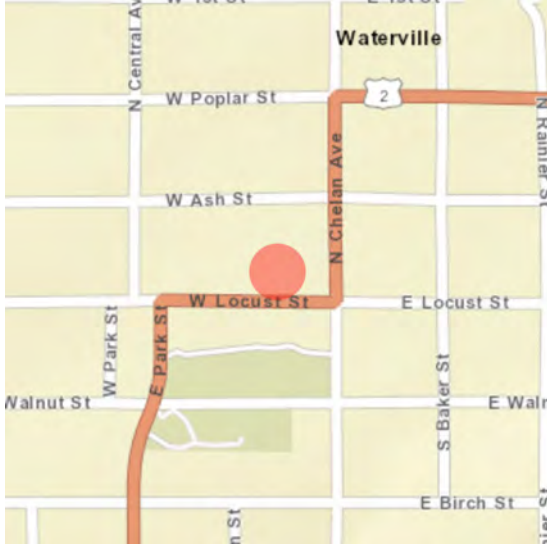
National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June 2021.

# Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

## Location



**Address:** 107 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402501  
**Plat/Block/Lot:** CENTER 24 1/2 FT. LOT 25; 7' ADJ. ALLEY; BLK. 4; WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, T25R22E21, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/8/2021	Survey/Inventory	

## Photos



South (front) elevation, 2021. View to north.



Storefront and entrance, 2021. View to NE.



Upper column and awning hardware, 2021. View to NE.



West side of cornice, 2021. View to NE.



North (rear) elevation, 2021. View to south.



Overview from Locust St., 2021. View to NE.



# Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

## Inventory Details - 4/8/2021

**Common name:** Waterville Public Library; Norrbom, Kathie, Building  
**Date recorded:** 4/8/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-12

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Guibert Block, constructed in 1903. Today the building, which County Assessor's records note is owned by Kathie Norrbom, is in use as the Waterville Public Library.

National Register and Waterville Register eligibility:

On May 19, 1988, the Guibert Block was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021) this building remains amazingly intact with all main façade fabric, including windows, door, and cornice, original. Based on the building's high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – it is recommended eligible for individual listing in the National Register of Historic Places (NRHP), should this be desired, under Criterion A for its contributions to early day Waterville commerce, and also under Criterion C as an intact example of a simple Italianate style early twentieth century commercial building. The building also remains a contributing element of the Downtown Waterville Historic District.

The building would also be eligible for individual listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Italianate style of commercial architecture and would qualify for listing under Category 1 or 4 for its contributions to local commerce. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

---

### Physical description:

This small one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and other commercial buildings about the structure on each side. The building is remarkably intact, one of the most well-preserved buildings in the commercial core. This building is a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with brackets, central recessed entries, pilasters, and flat parapeted roofs.

The building is red structural brick arranged in a common bond pattern, with one header course for every six stretcher courses, and the foundation, which is not visible from the exterior, may be stone. The roof is flat with a flat parapet.

The main façade is symmetrically arranged, bounded on each side by a full-height brick pilaster. The storefront occupies the lower building face, extending between the pilasters. The main entrance, an original high double wood panel and glass door, each leaf composed of a tall narrow window, a band of decorative horizontal corrugations, and two small hand-crafted recessed panels with chamfered edges, fills the rear wall of a centrally placed angled recessed entry, with a large four-light wood sash transom above it. A slender round cast iron column rises at each side of the recessed entry to support a horizontal cast iron beam (lintel), with a series of small rosettes across its face, extending across the top of the storefront. Large multiple-light wood sash display windows symmetrically flank the door, filling the sides of the entry and extending nearly the full width of the building face. Two bands of small nearly square wood sash transom lights set into wood frames with hand-crafted chamfered edges, a band of smaller lights above a band of larger lights, form the upper display windows, while larger wood frame windows, also with hand-crafted chamfered edges, form the lower display windows. The display windows, like the door, appear to be handmade rather than commercially manufactured and the relatively small size of individual panes suggests this building predates widespread availability of low-cost plate glass windows. The wooden bulkheads below the display windows are ornamented with bands of decorative horizontal corrugations and a series of small square window openings, rectangular on the sides of the recessed entry, with hand-crafted chamfered edges. A canvas awning with original hardware extends across the top of the storefront.

A wide recessed panel, bounded on the sides by the pilasters and at the top and bottom by corbeled brick belt courses, fills most of the upper wall. An elaborate pressed metal cornice extends across the top of the wall, covering the parapet. The cornice, organized as a classical entablature, is embellished with large brackets at the corners topped with spherical finials, smaller brackets across the cornice face ornamented with fleur-de-lis motifs, and raised anthemion designs.

A modern full-width low one-story addition has been built onto the rear (north) wall of the building with a modern double door centered on its stucco-clad face. The upper rear wall of the original building is visible above the addition, and the segmentally arched lintel of a large window is visible at the east side of the wall.





## Historic Property Report

Resource Name: Guibert Block

Property ID: 725518

---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

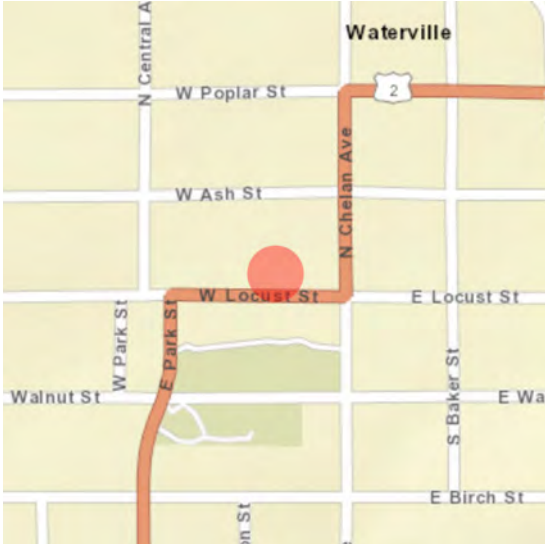
National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

# Historic Property Report

Resource Name: Meat Market

Property ID: 725512

## Location



**Address:** 109 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402400  
**Plat/Block/Lot:** LOT 24; W 5 1/2' LOT 25; 7' ADJ ALLEY; BLK 4; WATERVILLE ORIGINAL  
**Geographic Areas:** T25R22E21, WATERVILLE Quadrangle, Douglas County

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Specialty Store
Commerce/Trade	Commerce/Trade - Specialty Store

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Meat Market

Property ID: 725512

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/8/2021	Survey/Inventory	

## Photos



South (front) elevation, 2021. View to north.



South (front) side, 2021. View to NE.



North (rear) side, 2021. View to south.



Upper wall and parapet, 2021. View to NE.



Damaged brick in east pilaster, 2021. View to NE.



Overview from Locust St., 2021. View to NE.



# Historic Property Report

Resource Name: Meat Market

Property ID: 725512

## Inventory Details - 4/8/2021

**Common name:** Elite Woodworking & General Contracting  
**Date recorded:** 4/8/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-13

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Stretcher Bond
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Meat Market

Property ID: 725512

---

**Significance narrative:** Historic context:

According to the National Register nomination form, this commercial building was constructed ca. 1910. By 1987, when the nomination was prepared, both storefronts had already been extensively altered (Garfield and Jacobsen 1987). Today the building, which County Assessor's records note is owned by Elite Woodworking & General Contracting LLC, is undergoing extensive interior remodeling, leaving only the main façade intact.

**National Register and Waterville Register eligibility:**

On May 19, 1988, the building at 109 W. Locust Street was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although almost no historical fabric remains in the two storefronts and their original configurations have been altered, the original pilasters, upper wall, cornice, and parapet remain intact. Since alteration of the storefronts has resulted in severely compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains recognizable as a historical commercial building, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and perhaps under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



# Historic Property Report

Resource Name: Meat Market

Property ID: 725512

## Physical description:

This wide one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and street trees and replica historical streetlamps provide ambiance. Although both of the building's storefronts have been extensively altered, the building remains recognizable as a historical commercial building. While no architectural style is apparent, the building is an example of the simple vernacular brick commercial buildings of the ca. 1900-1920 period, buildings with vertical pilasters, brick or metal cornices, and storefronts with recessed entries, plate glass display windows, and transom lights.

The building rests on a poured concrete foundation, and the main façade is clad with buff-colored brick in a stretcher bond pattern, with no header courses, indicating the brick is a veneer. In most visible portions of the façade the brick has been damaged by weathering or other impacts, creating an eroded appearance. The roof is flat with a flat parapet.

As originally built, the main (south) façade was probably almost symmetrical. Today three original evenly spaced slightly protruding full-height brick pilasters with corbeled tops divide the facade into nearly equal halves, each containing a storefront. The storefronts have been remodeled and, with the exception of one replacement wood frame glass door, all visible fabric is modern. The east storefront has been rebuilt with a flush façade and clad with modern T1-11. A replacement wood frame glass door, its large window now painted with an agricultural scene, opens into the building at the west side of the storefront. A pair of large horizontal wood frame windows are situated at the east side of the storefront, also painted with agricultural scenes. The west storefront has also been reconfigured and updated, probably ca. the 1960s. The entry, an aluminum frame commercial door with a large nearly square transom light, is centered on the storefront façade, both now painted with an agricultural scene. The walls of the storefront, which are clad with vertical channel lap siding, slant inward from the pilasters to the door. Two large horizontal metal frame windows flank the entrance, one on either side, and both are now painted with agricultural scenes.

The upper wall is planar brick and a wide brick cornice – courses of corbeled brick with a soldier brick course in the center—extends across the parapet at the top of the wall. The parapet is flat with concrete coping. The building is presently undergoing extensive renovation. The rear wall has been removed, as well as portions of the rear roof.

## Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

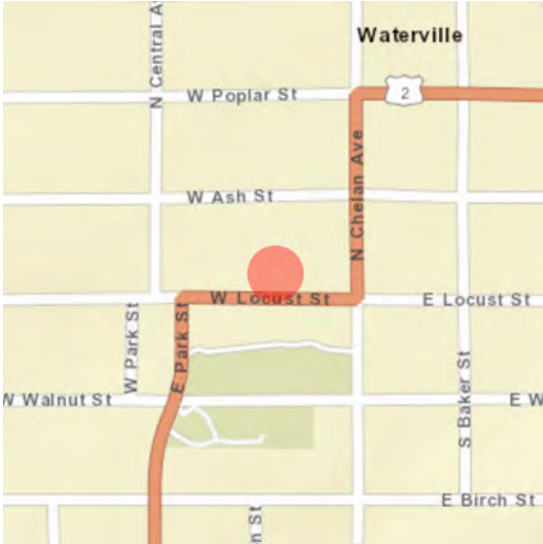


# Historic Property Report

Resource Name: Augustson, Daniel, Building

Property ID: 725503

## Location



**Address:** 111 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402202  
**Plat/Block/Lot:** E 2' LOT 22; LOT 23; ADJ 7' ALLEY; BLK 4; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1938	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Augustson, Daniel, Building

Property ID: 725503

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/9/2021	Survey/Inventory	

## Photos



South (front) elevation, 2021. View to north.



South (front) side, 2021. View to NW.



North (rear) and west sides, 2021. View to SE.



Upper wall brickwork and parapet, 2021. View to NW.



Overview from Locust St., 2021. View to NW.





# Historic Property Report

Resource Name: Augustson, Daniel, Building

Property ID: 725503

## Inventory Details - 4/9/2021

**Common name:** The Beauty Shop  
**Date recorded:** 4/9/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-14

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	L-Shape
Cladding	Fiber Cement Board

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Augustson, Daniel, Building

Property ID: 725503

---

**Significance narrative:** Historic context:

According to County Assessor's records this commercial-residential building, owned by Daniel Augustson, was built in 1938, while the National Register nomination form provides a construction date of ca. 1922-1940 for the structure (Garfield and Jacobsen 1987). Today the building, which Assessor's records note was remodeled in 2000, houses a business called The Beauty Shop, as well as an apartment.

National Register and Waterville Register eligibility:

On May 19, 1988, the building at 111 W. Locust Street was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although the two storefronts have recently been remodeled leaving no historical fabric visible, the original pilasters, upper wall, signboard panels, and parapet remain intact. Since alteration of the storefronts has resulted in severely compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains recognizable as a historical commercial building, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and perhaps under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Augustson, Daniel, Building

Property ID: 725503

---

### Physical description:

This wide one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and street trees add to the ambiance. Although both of the building's storefronts have been modernized and are extensively altered, the building remains recognizable as a historical commercial building. While no architectural style is apparent, the building is an example of the simple vernacular brick commercial buildings of the ca. 1920-1940 period, buildings with brick masonry, plate glass display windows, parapets rather than cornices, concrete trim, and simple geometric designs in the upper facade.

The building is red structural brick arranged in a common bond pattern, with one header course for every six stretcher courses, and the foundation, although not visible, is undoubtedly poured concrete. The roof is flat with a flat parapet.

The main (south) façade is symmetrically arranged. Three evenly spaced plain red brick pilasters, flush with the building walls, divide the facade into two equal halves, each containing a storefront. The storefronts, which are mirror images of each other, have recently been remodeled and all visible fabric is modern. Each is composed of a modern pedestrian door, flush with the wall and offset toward the building center, flanked by two windows, a tall narrow vinyl sash unit on the inner side and a large square vinyl sash unit on the outer side. Upper portions of the storefronts, including original transom lights, are covered with modern wood shingles; lower portions are clad with modern hardiplank (fiber cement board) with an exaggerated faux wood grain texture; and trim is contrasting hardiplank.

An original horizontal wooden beam, perhaps set into a steel lintel, capped with protruding sheet metal coping extends across the top of both storefronts. The upper wall is original red brick embellished with a two slightly raised elongated rectangles of variegated buff-colored header bricks with a small gray brick square at each corner, one panel centered over each storefront and probably intended as signboards. The parapet is flat, composed of brick continuous with that of the wall and topped with a brick header course and concrete coping.

A partial-width extension on the rear of the building appears to be residential space. This section features brick walls with slightly raised pilasters, and a flat roof with a flat parapet, which is stepped on the exposed west side. Most windows are vinyl sash, set into original openings with flat brick lintels and sills. Two tall square red brick chimneys rise from portions of the roof.

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

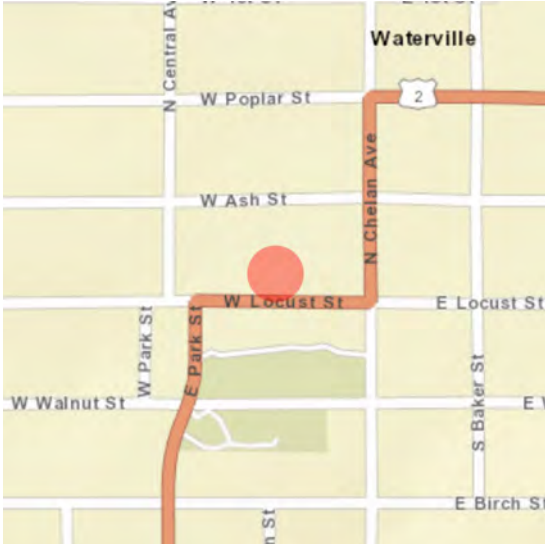
National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

# Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

## Location



**Address:** 113 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402201  
**Plat/Block/Lot:** W35.7 FT. OF E 37.7 FT. OF LOT 22; 7'ADJ. ALLEY; BLK. 4' WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, T25R22E21, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1905	<input checked="" type="checkbox"/>
Addition	1912	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Department Store
Commerce/Trade	Commerce/Trade - Department Store

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/9/2021	Survey/Inventory	



## Photos



South (front) elevation, 2021. View to north.



South (front) side, 2021. View to NE.



East and north (rear) sides, 2021. View to SW.



North (rear) elevation, 2021. View to south.



Brickwork at SW corner main facade, 2021. View to NW.



Overview from Locust St., 2021. View to NW.



# Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

## Inventory Details - 4/9/2021

**Common name:** Douglas County Historical Society Thrift Shop  
**Date recorded:** 4/9/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-15

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Waterville Mercantile, today owned by the Douglas County Historical Society and operated as the Society's thrift store. The original western portion was built ca. 1905 and the eastern portion was added between 1909 and 1915 (Garfield and Jacobsen 1987).

National Register and Waterville Register eligibility:

On May 19, 1988, the Waterville Mercantile building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although modern T1-11 covers transom lights, bulkheads, and other storefront elements and doors and windows have been replaced, the pilasters, upper wall, cornice, and parapet remain intact. Since alteration of the storefronts has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains recognizable as the historic Waterville Mercantile, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and perhaps under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

---

### Physical description:

This wide one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and street trees and replica historical light poles add ambiance. The building was constructed in two phases, the narrow eastern section an addition to the western section. Today, although both eastern and western storefronts have been extensively altered, the building remains recognizable as a historical commercial building. This building is a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs.

Both sections of the building are built of red structural brick – that of the eastern addition a darker red color – arranged in a common bond pattern with one header course for every six stretcher courses. The brick has been damaged by weathering or perhaps sandblasting, leaving a pitted surface. The roof is flat with a flat parapet, and the foundation is not visible.

Two plain red brick pilasters bound the storefronts on both the original western section and the eastern addition. As originally constructed, the western building was probably symmetrically arranged. Today a horizontal cast iron plate can be seen at the base of the wall, and two vertical wooden posts divide the storefront into three equal bays, probably covering symmetrically spaced cast iron support columns. The original main entrance, undoubtedly a recessed entry, was probably centered on the building façade between the two support columns with display windows to the sides. Today the main entrance, a replacement double wood frame glass commercial door, is set into the western bay, with a large square plate glass replacement window in each of the center and eastern bays. The eastern addition storefront is presently composed of a large square plate glass window to the west and a modern metal panel and glass pedestrian door to the east, and remodeling of the original storefront may have occurred at the time the addition was built to retain the building's symmetry. Modern T1-11 cladding fills the extra space around both replacement doors and covers the bulkheads below the display windows and the transom light bands above the storefronts.

A rowlock brick belt course extends across the western building face above the covered transoms and a horizontal metal beam inset with a wooden plank is aligned with the belt course on the eastern addition. The upper facades of both building sections are planar brick and the parapet face is embellished with a corbeled, dentiled, and angled soldier brick cornice with concrete coping. Short decoratively raised pilasters with corbeled bases extend from the upper wall to the top of the parapet, one at each side of the original building, and one at the eastern edge of the addition, all visual extensions of the lower walls' flush pilasters.

An original window opening and a modern pedestrian door, both with segmentally arched brick lintels, open into the rear (north) wall of the building, and a modern concrete block addition has been built onto the west side of the rear wall. Due to the configuration of the adjoining building, much of this building's rear east wall is exposed and a small square window opening is situated near the center of the wall. Parapets along the sides of the original building and addition are stepped.



## Historic Property Report

Resource Name: Waterville Mercantile

Property ID: 725481

---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

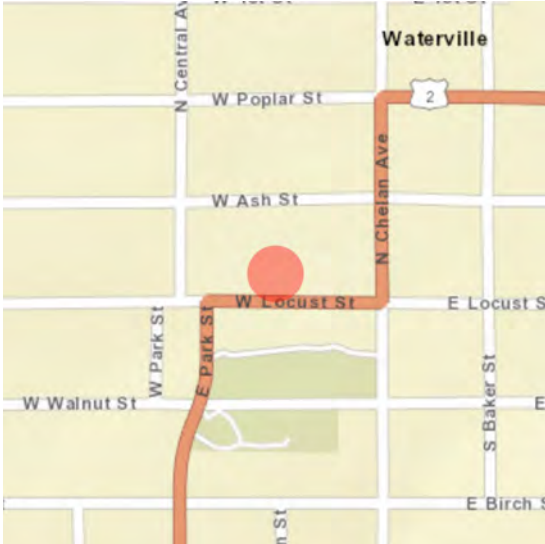


# Historic Property Report

Resource Name: O. C. Knemeyer Building

Property ID: 725477

## Location



**Address:** 115 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700402101  
**Plat/Block/Lot:** LOT 21; W 2.3' LOT 22; 7' ADJ ALLEY; BLK 4; WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, T25R22E21, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1914	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: O. C. Knemeyer Building

Property ID: 725477

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/9/2021	Survey/Inventory	

## Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



West elevation, 2021. View to east.



North (rear) and west sides, 2021. View to SE.



West storefront and entrance, 2021. View to north.



Overview from Locust St., 2021. View to NW.



# Historic Property Report

Resource Name: O. C. Knemeyer Building

Property ID: 725477

## Inventory Details - 4/9/2021

**Common name:** Gray, Jessica, Building; Knemeyers Eatery & Spirits  
**Date recorded:** 4/9/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-16

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: O. C. Knemeyer Building

Property ID: 725477

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical O. C. Knemeyer Building, constructed in 1914. Today the building, which County Assessor's records note is owned by Jessica Gray, houses Knemeyers Eatery & Spirits.

**National Register and Waterville Register eligibility:**

On May 19, 1988, the O. C. Knemeyer Building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although modern T1-11 covers transom lights, bulkheads, and other storefront elements, this building's recessed entries, doors, and portions of the display windows remain intact. Since alteration of the storefronts has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains recognizable as the historic Knemeyer Building, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: O. C. Knemeyer Building

Property ID: 725477

---

### Physical description:

This wide one-story brick building faces south onto Locust Street/Highway 2, midblock between Chelan and Central avenues, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and the lots immediately to the west are vacant. Although the building has been extensively altered, it remains readily recognizable as a historical commercial building. While no architectural style is apparent, this building is an example of the simple vernacular brick commercial buildings of the period, buildings with vertical pilasters, brick or metal cornices, and storefronts with recessed entries, plate glass display windows, and transom lights.

The building rests on a poured concrete foundation and walls are red structural brick arranged in a common bond pattern with one header course for every six stretcher courses. The roof is flat with a flat parapet, which is stepped on the visible west side of the building.

The main façade is symmetrically arranged, with three full-height brick pilasters dividing the building into two identical bays, each containing a storefront which is a mirror image of the other. Each storefront has a central rectangular recessed entry with an original beadboard soffit, and an original high wood panel and glass door fills the rear wall. The two doors are identical, with a large upper window and small recessed horizontal panel, edged with wood moldings, at the bottom. The west storefront door still has an original brass push plate and both doors are set into original wood molding surrounds. A large original display window with a wood molding frame fills each entry's outer side and extends across the adjacent building face. Although identical display windows probably originally filled the inner sides of the entries and adjacent building faces, today, with the exception of the upper portion of the western window, these have been covered or replaced with modern T1-11 and, on the east storefront, a modern louvered vinyl panel. The T1-11 also covers bulkheads below the display windows and original bands of transom lights above the display windows. A horizontal cast iron or steel beam (lintel) extends across the tops of the storefronts, now covered with a hardiplank board. The upper brick wall features wide rectangular recessed panels, one above each storefront, and a simple corbelled cornice ornaments the parapet.

The east side of the building adjoins the adjacent commercial building, while the west side, also intended as a party wall, has no windows, doors, or ornament. A modern shed-roofed wood frame addition has been built onto the rear of the building.

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

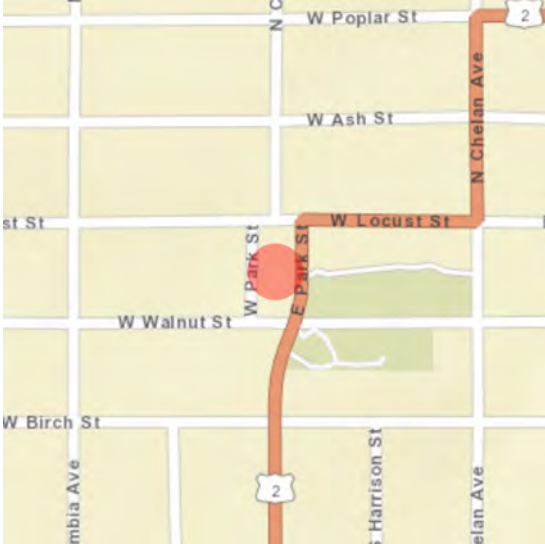


# Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

## Location



**Address:** 102 E Park St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700000001  
**Plat/Block/Lot:** S 170 FT.; PARK LOT; WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 2.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Hotel
Domestic	Domestic - Hotel

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
Architect	Mcglethlin



# Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	10/18/1984		-	Local	A, C
Washington Heritage Register	10/18/1984		-	Local	A, C

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



## Photos



East (front) elevation, 2021. View to west.



South and east (front) sides, 2021. View to NW.



West (rear) elevation, 2021. View to SE.



East (front) and north sides, 2021. View to SW.



Main (east) entrance, 2021. View to SW.



Historic hotel sign, 2021. View to NW.



# Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

## Inventory Details - 4/22/2021

**Common name:** Waterville Historic Hotel  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-17

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Hotel/Motel
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick - Stretcher Bond
Structural System	Masonry - Brick
Plan	H-Shape
Cladding	Wood - Shingle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Tudor

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** Historic context:

The following historic context statement is copied verbatim from the National Register of Historic Places Registration Form (Wolff 1984):

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 interaction. 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





## Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

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.

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



## Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

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. [Present owner Dave Lundgren purchased the building and reopened it as a hotel ca. 1996 (Wenatchee World 1998)].

National Register and Waterville Register eligibility:

Today (2021) the Waterville Hotel retains excellent integrity – of location, design, setting, materials, workmanship, feeling and association. Only a few inconspicuous modern alterations were noted: addition of a small enclosed entryway at the northeast corner of the building, alteration of a second entrance and two basement windows on the main façade, addition of a small porch on the south side of the building, and construction of two small additions and installation of several aluminum sash replacement windows on the rear elevation.

On October 18, 1984, the Waterville Hotel was individually listed in the National Register of Historic Places under Criterion A for its contributions to local commerce and under Criterion C for its historically significant architecture (Wolff 1984). The building could also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, the Waterville Hotel would qualify for individual listing in the Waterville Register of Historic Places under Category 1 for its contributions to local commerce and under Category 2 for its architectural merits, and could qualify as a contributing element in a Waterville Register historic district.

### Physical description:

The following description is copied verbatim from the National Register of Historic Places Registration Form (Wolff 1984). The building today (2021) is essentially unchanged since 1984:

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.



## Historic Property Report

Resource Name: Waterville Hotel

Property ID: 749

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.

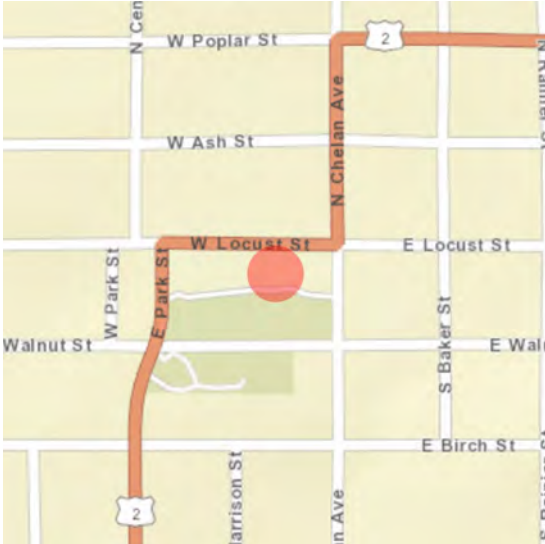
The Waterville Hotel was erected in the Jacobethan Style. The use of brick with half-timbering, ornamented bargeboards, and projecting pavilions with steep gables are all recognizable elements of the style. The simplicity with which elements are executed reflect the isolation and modest economy of the 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.

### Bibliography:

Wenatchee World  
1998 Waterville Hotel is Another Attraction for History Buffs. Wenatchee World July 1:10.

Wolff, Barbara W.  
1984 National Register of Historic Places Inventory – Nomination Form: Waterville Hotel. Douglas County Historical Society. On file, Washington Department of Archaeology and Historic Preservation, Olympia.

## Location



**Address:** 106 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700500401  
**Plat/Block/Lot:** W 30' LOT 4; LOTS 5 & 6; VAC. 7' ADJ. ALLEY; BLK. 5; 107-005-004-02 ADDED 6/23/81; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1907	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Waterville Bakery

Property ID: 725555

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/21/2021	Survey/Inventory	



## Photos



North (front) elevation, 2021. View to south.



North (front) and west sides, 2021. View to SE.



West and south (rear) sides, 2021. View to NE.



Modernized storefront, 2021. View to south.



Upper facade brickwork and cornice, 2021. To south.



Overview from Locust St., 2021. View to SE.



# Historic Property Report

Resource Name: Waterville Bakery

Property ID: 725555

## Inventory Details - 4/21/2021

**Common name:** North Cascades Bank, Mid-State Bank Building  
**Date recorded:** 4/21/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-18

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Waterville Bakery

Property ID: 725555

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission and the Downtown Waterville Historic District nomination, this building was constructed at some point between 1905 and 1909 and served for many years as the historical Waterville Bakery (Garfield and Jacobsen 1987). Today the building, which is owned by Glacier Bank, houses the North Cascades Bank.

**National Register and Waterville Register eligibility:**

On May 19, 1988, the Downtown Waterville Historic District (DT 125) was listed in the National Register of Historic Places (NRHP), but this building, at 106 W. Locust Street, was determined to be non-contributing to NRHP eligibility of the district. The building had already experienced its modern upgrade by this date and the “non-contributing” determination resulted from extreme loss of integrity (Garfield and Jacobsen 1987; National Park Service 2017). The building’s present appearance is little changed from that of 1987 when the determination was made, precluding NRHP eligibility, either individually or as part of a historic district.

Waterville Register of Historic Places (WRHP) requirements, however, differ from those of the NRHP. This building, which despite extensive modernization of the storefront remains recognizable as a historical commercial building, would probably qualify for WRHP listing under Category 1 or 4 for its contributions to local commerce, and perhaps under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Waterville Bakery

Property ID: 725555

---

### Physical description:

This high one-story brick building faces north onto Locust Street/Highway 2, midblock between Chelan Avenue and East Park Street/Highway 2, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street, an associated parking lot borders the building on the west, and another brick commercial building abuts the structure on the east. The building's storefront has been modernized and extensively altered, and while the upper façade remains intact a prominent modern sign impacts this area. While no architectural style is apparent, the building is an example of the simple vernacular brick commercial buildings of the ca. 1900-1920 period, buildings constructed with vertical pilasters, brick or metal cornices, and storefronts with recessed entries, plate glass display windows, and transom lights.

The building is red structural brick arranged in a common bond pattern, with one header course for every five, six, or seven stretcher courses. The roof is flat with a flat parapet, and the foundation is not visible from the exterior.

The main (north) façade is symmetrically arranged, framed by two original slightly projecting brick pilasters. The storefront, extending between the original brick pilasters, has been extensively remodeled and all visible fabric is modern. Two wide modern pilasters, composed of a lighter shade of brick than the original masonry, now flank the main entrance, a modern wood frame glass commercial door with a modern lath and plywood surround, set into an opening flush with the front wall. A modern horizontal metal canopy shelters the door and a large modern transom light above the canopy is also set into a lath and plywood surround. Large modern highly reflective plate glass windows with lath and plywood surrounds fill the sides of the storefront, with low modern brick bulkheads at the base of the wall. A horizontal metal band extends across the top of the storefront. This band and the modern pilasters may hide original cast iron support columns and an original horizontal cast iron beam.

The upper façade wall is intact, with three slightly recessed horizontal rectangular brick panels outlined with stretcher brick symmetrically arranged across its face. A corbelled brick cornice incorporating checkerboard and rectangular designs ornaments the upper wall and parapet, and coping is sheet metal.

Original common bond brick is exposed on the long west wall, while the rear (south) section is a modern concrete block addition, its west face veneered with modern stretcher bond brick to match the original cladding. Original brick on the west wall is deteriorating, especially at the base of the wall where snow berms up against it. The roof, as viewed from the west, slopes slightly to the rear with a flat parapet. A high modern drive-through, with a gabled canopy supported on tall slender round metal posts, projects at an angle from this side of the building. Two modern horizontal rectangular vinyl sash windows with modern metal surrounds have been added to the lower wall in front of the drive-through, and two more are situated to the rear. An extension of the main façade's decorative horizontal metal band continues across the upper west wall.



## Historic Property Report

Resource Name: Waterville Bakery

Property ID: 725555

---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

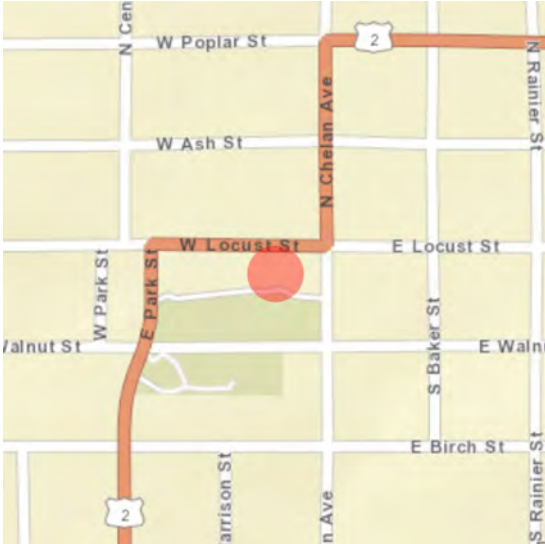


# Historic Property Report

Resource Name: Clary & Beyers Saloon

Property ID: 725563

## Location



**Address:** 104 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700500302  
**Plat/Block/Lot:** W 15' LOT 3; E 10' LOT 4; 7' ADJ ALLEY; BLK 5; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Clary & Beyers Saloon

Property ID: 725563

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/21/2021	Survey/Inventory	

## Photos



North (front) elevation, 2021. View to south.



Storefront and entrance, 2021. View to south.



Upper column and covered transom, 2021. To south.



Brickwork, cornice, and parapet, 2021. View to SW.



South (rear) elevation, 2021. View to north.



Overview from Locust St., 2021. View to SE.



# Historic Property Report

Resource Name: Clary & Beyers Saloon

Property ID: 725563

## Inventory Details - 4/21/2021

**Common name:** Coyote Pass Cafe  
**Date recorded:** 4/21/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-19

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Clary & Beyers Saloon

Property ID: 725563

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Clary & Beyers Saloon, constructed during the 1902-1903 period. Today the building, which is owned by Eyvonne Loomis, houses the Coyote Pass Cafe.

**National Register and Waterville Register eligibility:**

On May 19, 1988, the Clary & Beyers Saloon was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although the storefront entry has been reconfigured, the front door replaced, and bulkheads and transom lights covered with modern fabric, much of the façade remains intact. Original features include the display windows, transom frames and moldings, pilasters, upper wall brickwork, cornice, and parapet. Since alteration of the storefront has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains readily recognizable as a historical commercial building, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Clary & Beyers Saloon

Property ID: 725563

---

### Physical description:

This one-story brick building faces north onto Locust Street/Highway 2, midblock between Chelan Avenue and East Park Street/Highway 2, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street, and party wall commercial buildings abut the structure on either side. Although the building's storefront has been altered, the upper façade remains intact. While no architectural style is apparent, the building is an example of the simple vernacular brick commercial buildings of the ca. 1900-1920 period, buildings constructed with vertical pilasters, brick or metal cornices, and storefronts with recessed entries, plate glass display windows, and transom lights.

The building is red structural brick arranged in a common bond pattern, with an occasional header course interspersed with stretcher courses. The roof is flat with a flat parapet, and the foundation is not visible from the exterior. The main (south) façade is symmetrically arranged, bordered by two original slightly projecting brick pilasters, which are shared with adjacent buildings.

The storefront, extending between the brick pilasters, has been altered but some original fabric remains visible. The main entrance, a modern double aluminum frame glass commercial door, is centered on the building face, surrounded by modern stretcher bond red brick cladding the flush rebuilt entry. Two original round cast iron support columns rise from ground level to the top of the storefront, one at each side of the entryway. Large square original plate glass display windows flank the entry, one on each side, both with original wood frames and moldings. Bulkheads below the windows have been embellished with a modern red brick veneer and the band of transom lights above the entry and display windows has been covered, leaving the original wood frames and moldings visible. The name of the current business, Coyote Pass Cafe, has been added in large block letters across the covered transom band.

The upper wall is intact, with three slightly recessed horizontal rectangular brick panels symmetrically arranged across its lower face. A corbelled brick cornice ornaments the wall's upper face and the parapet above is planar brick with sheet metal coping. An internally lit sign with a plate and silverware symbol projects from the upper wall above the covered transom band.

A recessed porch with a modern pedestrian door is offset to the east on the rear of the building, sheltered by a modern open shed-roofed wooden porch. A slightly higher modern shed-roofed wood frame addition has been built onto the west side of the wall, adjacent to the porch. The building's original structural brick rear wall remains visible above and east of these features and a small original red brick chimney rises from the southeast corner of the roof.

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

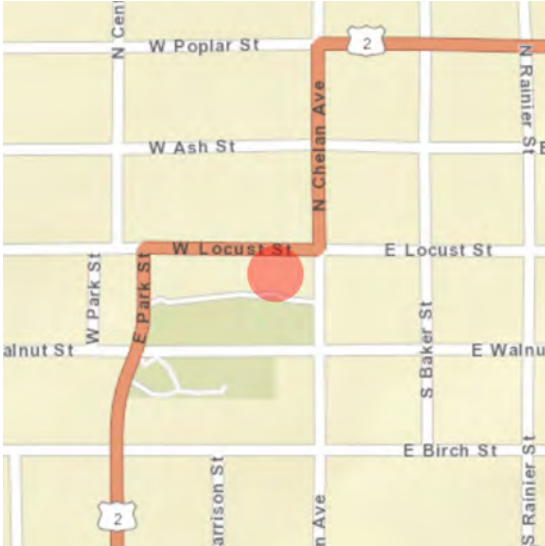
National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

# Historic Property Report

Resource Name: Granis Harness & Saddlery Building

Property ID: 725568

## Location



**Address:** 102 1/2 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700500301  
**Plat/Block/Lot:** E 25' LOT 3; 7' ADJ VAC ALLEY; BLK 5; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Granis Harness & Saddlery Building

Property ID: 725568

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/21/2021	Survey/Inventory	

## Photos



North (front) elevation, 2021. View to south.



Altered storefront, 2021. View to SE.



Upper facade brickwork and cornice, 2021. To SW.



South (rear) elevation, 2021. View to north.



Overview from Locust St., 2021. View to SE.



# Historic Property Report

Resource Name: Granis Harness & Saddlery Building

Property ID: 725568

## Inventory Details - 4/21/2021

**Common name:** Elite Woodworking & General Contracting annex  
**Date recorded:** 4/21/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-20

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Granis Harness & Saddlery Building

Property ID: 725568

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission and the National Register nomination form, this commercial building is the historical Granis Harness & Saddlery Building, constructed during the 1902-1903 period. By 1987 when the nomination was prepared, the storefront had been extensively altered but the original transom lights and iron support beam remained visible (Garfield and Jacobsen 1987). Today the building, which County Assessor's records note is owned by Daniel Augustson, has been further remodeled leaving no historical storefront fabric visible.

National Register and Waterville Register eligibility:

On May 19, 1988, the Granis Harness & Saddlery Building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although no historical fabric remains visible in the storefront and its original configuration has been altered, the original pilasters, upper wall brickwork, cornice, and parapet remain intact. Since alteration of the storefront has resulted in severely compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains recognizable as a historical commercial building, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and perhaps under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Granis Harness & Saddlery Building

Property ID: 725568

### Physical description:

This high one-story brick building faces north onto Locust Street/Highway 2, midblock between Chelan Avenue and East Park Street/Highway 2, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street, and party wall commercial buildings abut the structure on either side. Although the building's storefront has been reconfigured and completely replaced with modern fabric, the upper façade remains intact. This building was constructed as a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs.

The building is red structural brick arranged in a common bond pattern, with an occasional header course interspersed with stretcher courses. The roof is flat with a flat parapet, and the foundation is not visible from the exterior. Original portions of the main (north) façade are symmetrically arranged, bordered by two original slightly projecting brick pilasters, which are shared with adjacent buildings.

The storefront, extending between the brick pilasters, has been completely covered with a modern faux historic plywood and molding façade, flush with the building face. Narrow modern wooden pilasters divide the replacement storefront into bays and the two central pilasters probably cover original cast iron support columns. The main entrance, a wood frame glass pedestrian door with vinyl sash, faux muntins, and a historical metal thumb latch handle, is offset to the west. Vinyl sash display windows, with vinyl faux muntins creating a "multi-light" appearance, flank the door, two large square windows to the east and a tall narrow window to the west. The plywood wall forms the bulkheads below the display windows and covers the transom lights above the windows.

The upper wall is intact, with three slightly recessed horizontal rectangular brick panels symmetrically arranged across its lower face. A belt course of decoratively angled brick and raised stretcher courses ornaments the upper wall and a corbelled brick cornice embellishes the flat brick parapet. Coping is modern sheet metal.

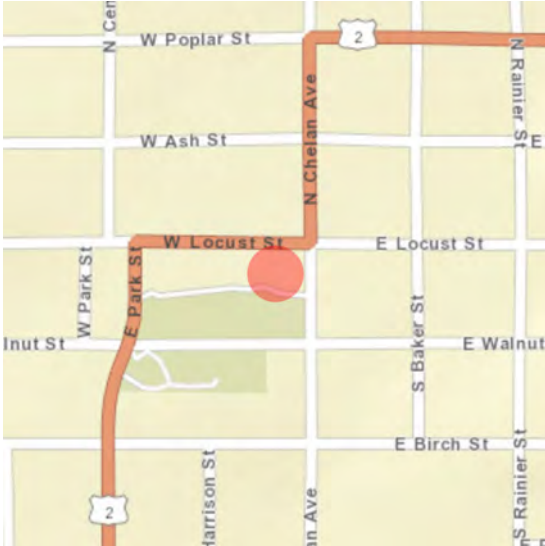
The rear (south) wall is also structural red brick. A modern panel door with a boarded-over transom light is offset to the east on the rear face, sheltered beneath a modern shed-roofed sheet metal canopy. Tall narrow window openings with segmentally arched lintels, now filled with modern vinyl sash windows, flank the door, one to the east and two to the west.

### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

## Location



**Address:** 102 W Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700500200  
**Plat/Block/Lot:** W 30' LOT 2; 7' ADJ ALLEY; BLK 5; WATERVILLE ORIGINAL  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Department Store
Commerce/Trade	Commerce/Trade - Department Store

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: The Fair Store Building

Property ID: 725577

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/21/2021	Survey/Inventory	



## Photos



North (front) elevation, 2021. View to south.



Storefront and entrance, 2021. View to south.



Columns and upper facade brickwork, 2021. To SE.



West and south (rear) sides, 2021. View to NE.



South (rear) elevation, 2021. View to north.



Overview from Locust St., 2021. View to SE.





# Historic Property Report

Resource Name: The Fair Store Building

Property ID: 725577

## Inventory Details - 4/21/2021

**Common name:** Elite Woodworking & General Contracting  
**Date recorded:** 4/21/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-21

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: The Fair Store Building

Property ID: 725577

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission and the National Register nomination form, this historical commercial building was constructed in 1903 for The Fair Store, a dry goods and clothing retailer. Today the building, which County Assessor's records note is owned by Daniel Augustson, houses Elite Woodworking & General Contracting.

National Register and Waterville Register eligibility:

On May 19, 1988, The Fair Store building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021) this building remains amazingly intact with much main façade fabric, including pilasters, windows, support columns, bulkheads, brickwork, cornice, and parapet, original. Based on the building's high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – it is recommended eligible for individual listing in the National Register of Historic Places (NRHP), should this be desired, under Criterion A for its contributions to early day Waterville commerce, and also under Criterion C as an intact example of a simple Italianate style early twentieth century commercial building. The building also remains a contributing element of the NRHP Downtown Waterville Historic District.

The building would also be eligible for individual listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Italianate style of commercial architecture and would qualify for listing under Category 1 or 4 for its contributions to local commerce. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: The Fair Store Building

Property ID: 725577

### Physical description:

This high one-story brick building faces north onto Locust Street/Highway 2, midblock between Chelan Avenue and East Park Street/Highway 2, one of the many adjoining commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street, and party wall commercial buildings abut the structure on either side. The building is remarkably intact, one of the best-preserved buildings in the commercial core. This building is a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs.

The building is red structural brick arranged in a common bond pattern, with header courses interspersed with stretcher courses. The roof is flat with a flat parapet, and the foundation is not visible from the exterior. The main (north) façade is symmetrically arranged, bordered by two original slightly projecting brick pilasters, which are shared with adjacent buildings.

The storefront, extending between the brick pilasters, retains its original configuration and much original fabric. An original angled recessed entry the height of the storefront is centered on the facade. The main entrance, a replacement single aluminum frame commercial door with a small aluminum sash transom light, and a large replacement transom light above composed of a pair of modern vinyl windows, fill the rear wall of the entry. A slender round cast iron column rises at each side of the recessed entry to support a horizontal cast iron beam (lintel), enclosed within a board casing, extending across the top of the storefront. A cast iron plate at the entry is embossed, "NATIONAL IRONWORKS SPOKANE WASH." Large original wood sash display windows with a high wood sash transom band above them symmetrically flank the entrance, filling the sides of the entry and extending nearly the full width of the building face. All windows are set into commercially manufactured lath and molding sash. The wooden bulkheads below the display windows are original wood features, also finished with commercial wood moldings, and a series of rectangular openings, which may have once held windows, extends across each bulkhead face. Today the main façade bulkhead openings hold recessed boards ornamented with modern geometric shapes, while those on the sides of the recessed entry hold modern latticework screens.

The upper wall is intact, with three slightly recessed horizontal rectangular brick panels, two wide panels flanking a narrower panel, symmetrically arranged across its lower face. A belt course of decoratively angled brick and raised stretcher courses ornaments the upper wall and a corbelled brick cornice embellishes the flat brick parapet. Coping is modern sheet metal.

The rear (south) wall, once symmetrically arranged, is also structural red brick. A nearly full-height opening with a segmentally arched brick lintel, centered on the rear face, holds a double wood frame glass door with a large covered transom light. Two very tall narrow windows east of the door, also with segmentally arched brick lintels, are now filled with boards. Original openings west of the door have been replaced with a modern door and windows and the wall has been clad with modern plywood. A portion of the west wall is exposed at the rear of the building due to the configuration of the adjacent building. This side features a stepped parapet but no windows or doors.



## Historic Property Report

Resource Name: The Fair Store Building

Property ID: 725577

---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

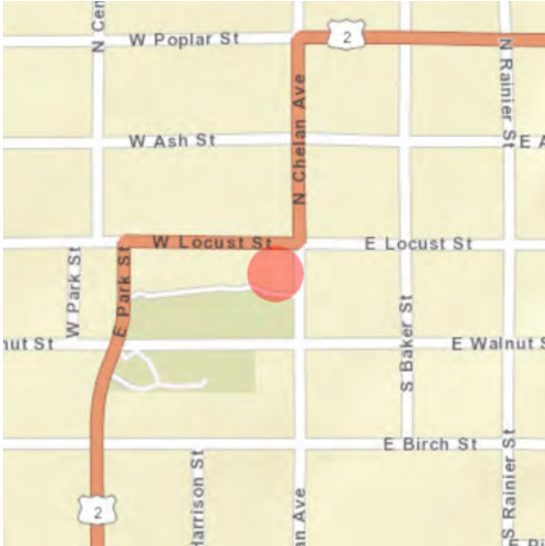


# Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

## Location



**Address:** 102 S Chelan Ave, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700500100

**Plat/Block/Lot:** LOT 1; E 10 FT LOT 2; 7' ADJ. ALLEY; BLK. 5; WATERVILLE ORIGINAL

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1903	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/21/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

## Photos



East and north (front) sides, 2021. View to SW.



North (front) elevation, 2021. View to south.



South (rear) side, 2021. View to NW.



Main facade east storefront, 2021. View to south.



Main facade windows and cornice, 2021. View to south.



Overview from Chelan-Locust intersection, 2021. To SW.



# Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

## Inventory Details - 4/21/2021

---

**Common name:** Old Bank Apartments, Auntie Bling's Attique, 100 W. Locust St.  
**Date recorded:** 4/21/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-22

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Carpenter & Maltbie Block, constructed in 1902-1903 and occupied for many years by the Waterville State Bank. The building, which County Assessor's records note is owned by A & M Apartments South LLC, is currently in use as the Old Bank Apartments and Auntie Bling's Attique.

National Register and Waterville Register eligibility:

On May 19, 1988, the Carpenter & Maltbie Block was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although most of the Carpenter & Maltbie Block's windows and doors have been replaced with modern units and many storefront elements have been altered or covered with modern fabric, the form of the building, including the pilasters, door and window openings, upper wall, cornice, and parapet, remains essentially intact. Since alteration of the storefronts and replacement of windows and doors has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains highly recognizable as the historic Carpenter & Maltbie Block, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large two-story brick building is situated on the southwest corner of Chelan Avenue/Highway 2 and Locust Street/Highway 2, one of the many adjoining commercial structures in the Waterville central business district. The building faces north onto Locust, separated from adjacent streets by broad concrete sidewalks, and a party wall commercial building abuts the structure on the west. Although the Carpenter & Maltbie Block's three storefronts have been extensively altered and most windows and doors have been replaced, the building remains readily recognizable as a historical commercial structure. The Carpenter & Maltbie Block is a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs. This building and the building to the west were constructed during the same time period with very similar architecture; today the adjacent building remains quite intact and can be used to identify changes to the Carpenter & Maltbie Block.

The Carpenter & Maltbie Block is built of red structural brick arranged in a common bond pattern, with one header course for every six stretcher courses, and the foundation,



## Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

where visible, is mortared minimally shaped basalt. The roof is flat with a flat parapet.

The main (north) façade is symmetrically arranged, and three slightly raised full-height brick pilasters divide the face into two equal bays. A storefront occupies each bay on the ground floor level and the upper level is residential space.

The east storefront, although altered, retains much original fabric. The central recessed entry has been replaced with a flush wall, clad with modern T1-11, and a modern pedestrian door and small modern window have been installed on its face. A large wood sash two-light casement window above the door may be the original transom light, moved to the face of the reconfigured entry and painted over. A slender round cast iron column rises at each side of the reconfigured entry to support a horizontal cast iron beam (lintel), enclosed within an original board and molding casing, extending across the top of the storefront. Large original wood sash display windows with a high wood sash transom band above them, which is now painted over, symmetrically flank the entrance, extending nearly the full width of the building face. The bulkheads below the display windows are also original, each composed of a band of three small horizontal wood frame windows, now painted over. All windows in the storefront are set into commercially manufactured wood sash.

The west storefront, still in use as retail space, has been modernized, altering original features. The central recessed entry has been replaced with a large square plate glass display window and a modern metal frame glass door and sidelight have been installed at the west side of the facade. The large square eastern display window may be original although its wood sash suggests otherwise. The transom band across the upper storefront has been covered with T1-11 and the bulkheads below the display windows are clad with boards. The two original round cast iron support columns rise at each side of the central display window, but the upper columns are hidden beneath the T1-11 covering the transom band. The front of each column cap, however, protrudes from the upper edge of the T1-11 panel and the horizontal board and molding casing for the cast iron beam remains visible at the top of the storefront.

The upper main façade wall is quite intact, with three slightly recessed horizontal rectangular brick panels symmetrically arranged across each bay's lower face. Three tall narrow window openings with segmentally arched brick lintels and original wood moldings are symmetrically spaced across the east bay, while three nearly identical openings are asymmetrically spaced across the west bay, the central opening double width and offset to the west. Modern vinyl sash one-over-one windows now fill the openings, and a slightly raised brick belt course extending across each bay forms the sills. A corbelled brick cornice embellishes the flat brick parapet and coping is modern sheet metal.

The east side of the building, also a highly visible face, is divided into five bays by full-height brick pilasters, four wide bays to the front and a narrow bay to the rear. A storefront, now highly altered, is situated in the third bay. This feature is composed of a central rectangular recessed entry containing a modern single aluminum frame glass commercial door leading to a second level stairwell, flanked by two modern pedestrian doors on the storefront face. Cladding is modern T1-11 and a modern shed-roofed canopy with wood shingle cladding shelters the storefront. Wide altered flat-arched window and door openings occupy the ground floor bays to the rear of the storefront. All other bays hold tall narrow single or double window openings with segmentally arched brick lintels, arranged somewhat symmetrically across each level. Modern vinyl sash





## Historic Property Report

Resource Name: Carpenter & Maltbie Block, Waterville  
State Bank

Property ID: 725584

windows, one-over-one or three-part, have been installed in the openings and a slightly raised brick belt course extending across the wall forms the second story sills. The corbelled brick cornice of the main façade continues across the east face's flat parapet, and a tall square tan brick chimney rises from the roof near the center of the wall. This wall has been painted a dull brick red.

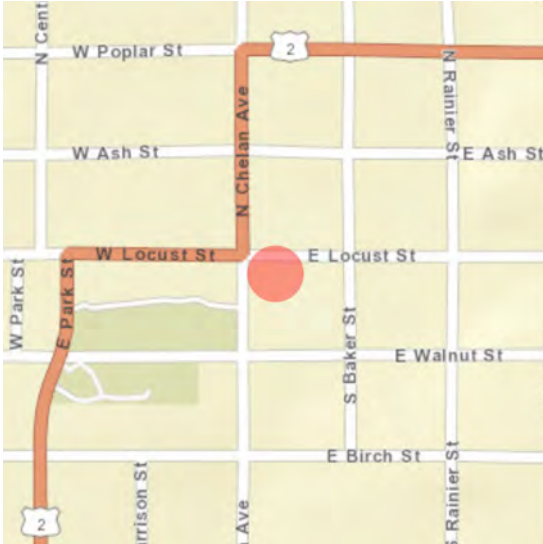
Numerous windows and doors are arranged across the rear (south) elevation of the building, symmetrically on the west half and asymmetrically on the east half, with a double door in the center. Nearly all openings are tall and narrow with segmentally arched brick lintels, and all are now filled with modern fabric, mostly modern replacement windows and doors.

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.catalog.archives.gov/id/75610789>, accessed 29 June 2021.

## Location



**Address:** 102 E Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11900300100  
**Plat/Block/Lot:** LOTS 1 & 2; BRICK WALL ON N 1/2 LOT 3; BLK. 3; KINCAID'S 1ST ADD  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E22

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1912	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company



# Historic Property Report

Resource Name: Waterville Hardware

Property ID: 725586

---

**Thematics:**

**Local Registers and Districts**

---

Name	Date Listed	Notes
------	-------------	-------

---

**Project History**

---

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/6/2021	Survey/Inventory	

---

## Photos



North and west sides, 2021. View to SE.



West side, 2021. View to east.



North side, 2021. View to SW.



South and east sides, 2021. View to NW.



Main entrance at NW corner, 2021. View to SE.



Overview from Locust St., 2021. View to SW.



# Historic Property Report

Resource Name: Waterville Hardware

Property ID: 725586

## Inventory Details - 4/6/2021

**Common name:** Waterville Family Grocery  
**Date recorded:** 4/6/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-23

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





# Historic Property Report

Resource Name: Waterville Hardware

Property ID: 725586

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this building is the historical Waterville Hardware, constructed in 1912. The building, which County Assessor's records note is owned by A & H Holdings LLC, is currently in use as the Waterville Family Grocery.

National Register and Waterville Register eligibility:

On May 19, 1988, the Waterville Hardware building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021), although the building's main entrance and other doors have been altered or replaced, the storefront display windows have been filled with modern cladding, and most other openings have been covered with plywood, the form of the building, including the pilasters, canted corner, door and window openings, the upper wall, cornice, and parapet, remain essentially intact. Since alteration of the storefront and doors has resulted in compromised integrity of design, materials, workmanship, and feeling, the building is recommended not eligible for individual National Register of Historic Places (NRHP) listing. The building, however, remains highly recognizable as the historic Waterville Hardware, and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to remain a contributing element of the Downtown Waterville Historic District.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 1 or 4 for its contributions to local commerce, and under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large two-story brick building is situated on the southeast corner of Chelan Avenue and Locust Street and the storefront with its corner entrance is oriented toward this major intersection. The building, one of many commercial structures in the Waterville central business district, fills most of its large lot, extending to the sidewalks along the bordering streets. The building is a simple example of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow segmentally arched windows, classical-influenced cornices often with elements resembling brackets, central recessed entries, pilasters, and flat parapeted roofs. Although the Waterville Hardware building's main entrance has been replaced, the storefront filled with modern cladding and most windows covered, the building remains readily recognizable as the historical Waterville Hardware store.

The building, which rests on a foundation of roughly shaped and irregularly coursed basalt blocks, is structural brick laid in a common bond pattern, with six or seven stretcher rows for every header row. The roof is flat with a flat parapet. Since the north and west sides, which form the highly visible front of the building, are of different lengths the building is asymmetrically arranged. The storefront, however, centered around the main entrance at the northwest corner of the building, gives the impression of symmetry.



## Historic Property Report

Resource Name: Waterville Hardware

Property ID: 725586

Slightly raised full-height brick pilasters divide the two main facades into bays of slightly unequal widths, two bays on the west face and seven bays on the north face, while the canted entrance corner forms another narrow bay.

The main entrance, a single aluminum frame door, is centered on the rear wall of a slightly angled recessed entry on the building's canted northwest corner, bordered by two of the building's brick pilasters. Glass block sidelights fill the angled sides of the entry and large transom lights above the door and sidelights have been covered with plywood. Rounded concrete steps lead to the entrance. Four first floor bays, two on each side of the corner entrance, form the storefront, comprising the full width of the west side and the front portion of the north side. (In the past this may have been more than one storefront.) Large display windows and a band of large transom windows that once extended across the storefront faces have now been covered with plywood and three smaller aluminum sash windows installed. Original slender round cast iron columns, spaced between the storefront pilasters, rise from the stone foundation on the west side and ground level on the north side to support a horizontal cast iron beam (lintel), enclosed within an original metal casing, extending across the top of the storefront. A large wood molding above the casing creates the illusion of a classical entablature. A second entrance, represented by concrete steps at the center of the west wall, is now sealed and the lowest step has been removed.

A modern pedestrian door and a series of vertical window openings of various sizes, all with segmentally arched brick lintels, are asymmetrically arranged over the remainder of the north first floor level and additional window openings with segmentally arched brick lintels are asymmetrically arranged across the second floor level of the main building facades – north, northwest, and west sides – one to three openings per bay. The window on the second level of the northwest canted corner and four windows on the north second level are original one-over-one wood sash double-hung units. Plywood covers all other main façade window openings and the original windows may be intact beneath the plywood.

Upper main façade walls are intact, with a continuous stucco-covered brick or concrete belt course extending across the walls below the windows, forming the sills, a slightly protruding brick belt course above the windows, and a corbeled brick cornice at the juncture of the upper walls and parapet. The stucco-covered belt course and corbeled cornice are also incorporated into the pilaster faces. The parapet is brick like that of the walls with a flat top and concrete coping.

The south wall is planar brick with a stepped parapet, and a large loading dock opening with a segmentally arched brick lintel, now boarded over, is offset to the rear. The east face borders on an alley. Door, window, vent, and loading dock openings, nearly all with segmentally arched brick lintels, are asymmetrically arranged across this wall, most now boarded over.



## Historic Property Report

Resource Name: Waterville Hardware

Property ID: 725586

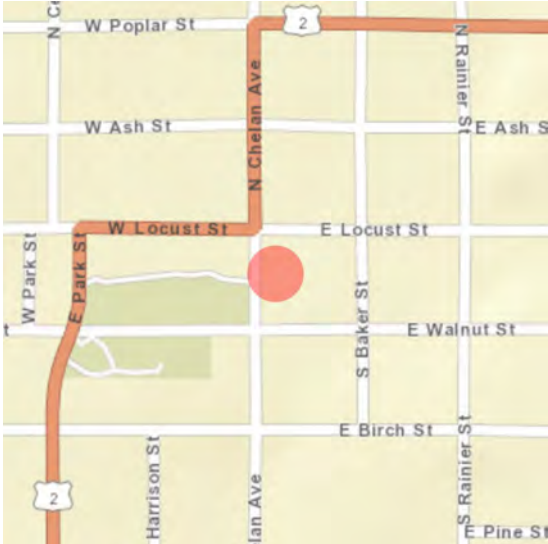
---

### **Bibliography:**

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville  
Historic District. Office of Archaeology and Historic Preservation. On file, Department of  
Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid.  
Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June  
2021.

## Location



**Address:** 111 S Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11900300500  
**Plat/Block/Lot:** LOT 5; BLK. 3; KINCAID'S 1ST ADD  
**Geographic Areas:** T25R22E22, WATERVILLE Quadrangle, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Professional
Commerce/Trade	Commerce/Trade - Professional

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Malloy Building

Property ID: 725596

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/9/2021	Survey/Inventory	



## Photos



West (front) elevation, 2021. View to east.



West (front) and south sides, 2021. View to NE.



East (rear) elevation, 2021. View to west.



Main entrance and windows, 2021. View to east.



Brickwork, cornice, and parapet, 2021. View to NE.



Overview from Chelan Ave., 2021. View to NE.



# Historic Property Report

Resource Name: Malloy Building

Property ID: 725596

## Inventory Details - 4/9/2021

**Common name:** The Checkered Tablecloth  
**Date recorded:** 4/9/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-24

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Malloy Building

Property ID: 725596

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this building as the historical Malloy Building, constructed in 1916. Today the building, which County Assessor's records note is owned by David and Teresa Ruud, is in use as The Checkered Tablecloth, a café and catering business.

National Register and Waterville Register eligibility:

On May 19, 1988, the Malloy Building was listed in the National Register of Historic Places as a contributing element in the Downtown Waterville Historic District (DT 125), a group of buildings significant under Criterion A for contributions to local and regional commerce and under Criterion C as a well preserved collection of commercial architecture, both with an 1891 to 1937 period of significance (Garfield and Jacobsen 1987; National Park Service 2017).

Today (2021) this building remains amazingly intact with nearly all fabric, including windows, doors, walls, and parapets, original. Based on the building's high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – it is recommended eligible for individual listing in the National Register of Historic Places (NRHP), should this be desired, under Criterion A for its contributions to early day Waterville commerce, and also under Criterion C as an intact example of an early twentieth century Italianate style commercial building. The building also remains a contributing element of the NRHP Downtown Waterville Historic District.

The building would also be eligible for individual listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Italianate style of commercial architecture and would qualify for listing under Category 1 or 4 for its contributions to local commerce. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Malloy Building

Property ID: 725596

---

### Physical description:

This small free-standing one-story brick building faces west onto Chelan Avenue, midblock between Locust and Walnut streets, one of the many commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and later commercial buildings occupy adjacent lots. The building is remarkably intact, one of the best-preserved buildings in the commercial core. The structure is a small but elegant rendition of the Italianate architectural style, which was widely applied to wood or brick commercial buildings during the late nineteenth and early twentieth centuries, a style characterized by tall narrow round- or segmentally arched openings, classical-influenced cornices, central entries, pilasters, and flat parapeted roofs.

The building rests on a poured concrete foundation and walls are red structural brick laid in a common bond pattern, with one header course for every six stretcher courses. The roof is flat with a flat parapet.

The main façade is symmetrically organized, with three prominent round-arched openings arranged across its brick face, two large windows flanking a tall narrow central entrance. An original single wood frame glass commercial door with an original wood sash lunette transom, fills the flush central opening, bordered by brick pilasters shared with the adjacent windows. At the top of the door the pilasters transition to a three-course round-arched rowlock brick lintel with a concrete keystone in the center, finished to resemble sandstone and inscribed with the date "1916". The windows, large original nearly square wood sash units with large original wood sash lunette transom lights, are also bordered by brick pilasters that transition to round-arched brick lintels, identical to that of the door but without the date on the keystone. Window sills are concrete, also finished to resemble sandstone, and slightly recessed brick bulkheads fill the spaces below the windows. The upper wall is planar brick with a soldier brick belt course extending across the façade at the juncture of the wall and parapet. A prominent corbeled brick cornice embellishes the parapet face and coping is concrete.

A large original wood sash double-hung window with a segmentally arched brick lintel is offset to the rear on the south side of the building. The parapet on this side is stepped and a small square brick chimney rises from the center of the wall. A small full-height brick extension on the north half of the rear (east) wall gives the building a slightly L-shaped plan and a pair of small segmentally arched windows are placed slightly off-center on its face. An original wood panel pedestrian door and a large original wood sash double-hung window with a segmentally arched brick lintel open into the south half of the rear wall. The north side wall is not visible from public roadways.

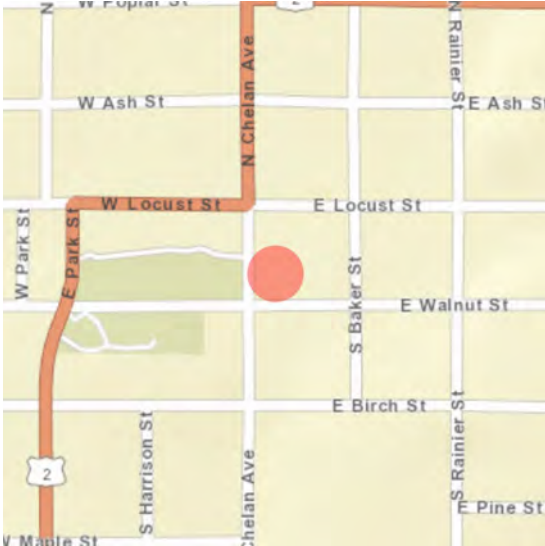
### Bibliography:

Garfield, Leonard T., and Alice Jacobson [Jacobsen]  
1987 National Register of Historic Places Registration Form: Downtown Waterville Historic District. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service  
2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.



## Location



**Address:** 117 S Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11900300600  
**Plat/Block/Lot:** LOT 6 THRU 10; BLK. 3; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1949	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Health Care	Health Care - Clinic
Health Care	Health Care - Clinic

### Historic Context:

#### Category

Health/Medicine

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Waterville Clinic

Property ID: 718090

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2018-01-00334, , Walnut Street Reconstruction, Town of Waterville	1/21/2019	Determined Not Eligible	Holly Borth, 1/31/2019
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/9/2021	Survey/Inventory	

## Photos



West (front) elevation, 2021. View to east.



North and west (front) sides, 2021. View to SE.



West (front) and south sides, 2021. View to NE.



South elevation, 2021. View to north.



South and east (rear) sides, 2021. View to NW.



East (rear) elevation, 2021. View to west.



Covered drive-through entrance, 2021. View to SW.



Main entrance, 2021. View to SE.



Concrete blocks and foundation, 2021. View to NE.



Overview from Chelan Ave., 2021. View to NE.



West/north face (left) and south face (right), 2019.



South face (left) and east/rear face (right), 2019.





# Historic Property Report

Resource Name: Waterville Clinic

Property ID: 718090

## Inventory Details - 4/9/2021

**Common name:** Waterville Clinic  
**Date recorded:** 4/9/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-25

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Central Block with Wings
Roof Type	Flat with Parapet
Cladding	Concrete - Block (cmu)
Structural System	Masonry - Concrete Block
Plan	Irregular

### Styles:

Period	Style Details
Modern Movement	Art Moderne/Streamlined Moderne

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Waterville Clinic

Property ID: 718090

---

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission this building was constructed in 1949. Its size and detailing suggest an architect-designed building. Additional research, however, would be needed to document the building's history.

**National Register and Waterville Register eligibility:**

Maintenance activities have led to loss of historical fabric in this building, resulting in loss of integrity of design, materials, workmanship, and feeling. All windows and doors have been replaced with incompatible modern units and the main entrance canopy has been rebuilt in a modern configuration. In January 2019 the Department of Archeology and Historic Preservation (DAHP) formally determined the Waterville Clinic not eligible for listing in the National Register of Historic Places (NRHP), presumably due to extreme loss of integrity (DAHP 2019).

Although the Waterville Clinic is not eligible for individual NRHP listing, it could perhaps qualify for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area (consultation with DAHP would be needed prior to such a determination).

The Clinic would undoubtedly qualify for individual listing in the Waterville Register of Historic Places under Categories 1 or 4 and the theme of health and medicine, for its contributions to health care in the Town of Waterville. The building would probably also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Waterville Clinic

Property ID: 718090

---

### Physical description:

This large irregularly rectangular one-story commercial building is situated on the northeast corner of Chelan Avenue and Walnut Street at the southern edge of the Waterville commercial district. The structure was built in a Modernist architectural style, a late example of Art Moderne, as evidenced by its smooth walls, lack of ornamental detailing, curved corners, glass block window, and flat roof with a roofline ledge. The building's near-symmetrical arrangement and masonry walls are uncommon features for the style. Today the building is in excellent repair, although maintenance has led to replacement of all windows and doors with incompatible modern units and installation of a prominent incompatible modern canopy over the front entrance.

The building is composed of two sections, the original central block with recessed wings, facing west onto Chelan Avenue, and a large rectangular rear addition. The original section rests on a slightly raised poured concrete foundation/basement, and features buff-colored concrete block walls laid in a stretcher bond pattern with every third course half-height blocks. Edges of the concrete blocks are rounded at the building corners and at the sides of windows and doors. The roof is flat with low flat parapets and sheet metal coping, and a small square chimney of buff-colored brick rises from the approximate center of the building.

The main entrance, centered on the projecting central block, is a modern single-leaf aluminum frame glass replacement with one aluminum frame sidelight, accessed by poured concrete steps with metal pipe handrails. The original louvered glass transom light remains in place above the door. A modern gabled sheet metal canopy, supported on metal pipe posts, shelters the door. Modern vinyl sash single-hung windows with original concrete sills flank the entrance, two on each side. Additional vinyl windows are symmetrically arranged across other faces of the building, and a large original glass block window is situated on the north side of the building, beside a drive-through entrance beneath a flat-roofed canopy. This entrance and doors on other elevations of the building are also modern replacements.

The rear addition mimicks the construction elements of the original building – a poured concrete foundation, concrete block walls featuring rounded corners and the same concrete block arrangement, a flat roof with a low parapet, vinyl sash windows, and modern doors. The concrete blocks in this section, however, are grey in color and concrete block buttresses reinforce the walls.

### Bibliography:

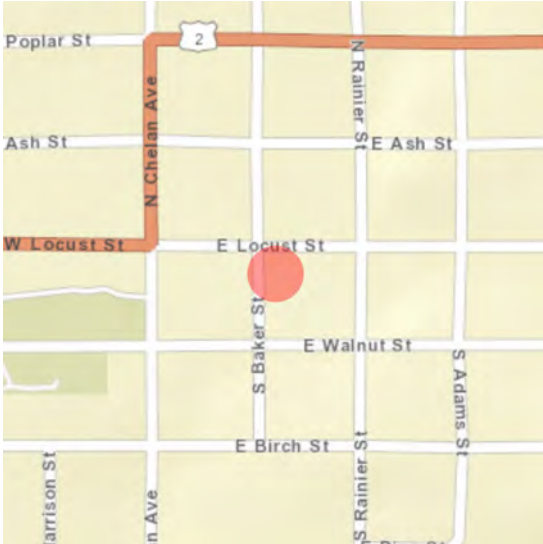
DAHP  
2019 Historic Property Report, Inventory 1/21/2019: Waterville Clinic, Property ID 718090. On file, Department of Archaeology and Historic Preservation, Olympia.

# Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

## Location



**Address:** 202 E Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11901200100  
**Plat/Block/Lot:** Kincaid's 1st Add/Blk 12/Lot 1-3  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1919	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Theater
Recreation and Culture	Recreation and Culture - Theater

### Historic Context:

Category
Arts
Architecture
Entertainment/Recreation

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	7/29/1999		-	Local	A, C
Washington Heritage Register	7/29/1999		-	Local	A, C

**Thematics:** Historic Theaters of Washington State (1879 - 1960) MPD

## Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2010-11-00140, , Theater Survey	4/29/2008	Not Determined	
2018-01-00334, , Walnut Street Reconstruction, Town of Waterville	1/21/2019		
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/6/2021	Survey/Inventory	

## Photos



North (front) elevation, 2021. View to south.



Overview from Locust St., 2021. View to SW.



North (front) and west sides, 2021. View to SE.



West side, 2021. View to east.



South (rear) and east sides, 2021. View to NW.



West face (left) and south/rear face (right), 2019.



# Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

## Inventory Details - 4/6/2021

**Common name:** Nifty Theatre  
**Date recorded:** 4/6/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-26

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Western False Front
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Stucco
Cladding	Wood - Drop Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Spanish - Mission Revival

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** Historic context:

The following historic context statement is derived nearly verbatim from the National Register of Historic Places Registration Form (Dixon and Young 1998):

The rural community of Waterville drew its citizens and rural neighbors to a bustling downtown in the early part of the 20th century and featured several stores, active businesses and several banks. It was a natural occurrence for a theater to be built as one of the only entertainment features in the community, besides saloons.... While feature films were the main core of the entertainment provided there, it actually served the needs of the community in many other ways such as providing space for high school plays, meeting space and live acts (vaudeville). The National Register of Historic Places Multiple Property Documentation Form for "Movie Theaters in Washington State from





## Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

1900 to 1948" discusses how early theatrical productions of traveling troupes, vaudeville and musicals set the stage for the public to respond favorably to the technology of moving pictures. This documentation further elaborates on the significant social aspect of community life not only across the nation, but also in the rural isolated populations of early Washington State. "When technology birthed the mechanism for projecting images in motion, a ready market existed to sample its wares."

Often theaters were located near or in the downtown area of a community and most often was a visually prominent structure that served for different cultural events, a gathering place for nightlife and social centers for the entire community. W. P. Brown built the Nifty Theatre in 1918 and opened for business in 1919 .... Mr. Brown lived in the basement apartment with his wife and operated the theater from 1919-1959 .... In 1959 with the introduction of television, the theater became unprofitable to Mr. Brown and he closed the Nifty's doors. At this time the projection equipment, chairs, and screen were sold to other theaters in larger cities .... After Mr. Brown's death in 1960, Mrs. Brown sold the building to Claude Case of Waterville for \$1.00. She lived in the basement apartment until her death in 1970. Mr. Case utilized the building for storage of equipment and supplies for his construction company and collections, owning the property from 1970-1997. He made no alterations to the site. In 1997 Jim Dixon, also of Waterville, purchased the structure and began restoration. The building remained intact in its original condition during this time period. It is a unique situation that the Nifty was "frozen in time" while other theaters across the nation were being lost. In the evolution of entertainment offerings and venues, theaters were often remodeled into multi-plexes and their unique characteristics lost in modernization.

National Register and Waterville Register eligibility:

Today (2021) the Nifty Theater continues to retain a high degree of integrity – of location, design, setting, materials, workmanship, feeling and association. The only modern exterior alterations noted were replacement of several doors and windows with modern units, addition of modern plastic canopies over doors and walkways, and installation of modern metal shutters over original windows.

On July 29, 1999, the Nifty Theater was listed in the National Register of Historic Places under Criterion A and the theme of Entertainment/Recreation and under Criterion C and the theme of Architecture, as part of the Multiple Property Listing, "Movie Theaters in Washington State from 1900 to 1948" (Austin 1991; National Park Service 2021). The Nifty Theater could also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, the Nifty Theater would qualify for individual listing in the Waterville Register of Historic Places under Category 1, for its contribution to local recreation and under Category 2 for its architectural merits; the theater would probably also qualify as a contributing element in a Waterville Register historic district.

**Physical description:** The following description is taken nearly verbatim from the National Register of Historic Places Registration Form (Dixon and Young 1998):

The Nifty Theatre is a classic example of an early 20th century small-town theater built in a period revival style. The building was constructed beginning in 1918 and completed in 1919. The site is located in the heart of rural Waterville, Washington....



## Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

The building starts below grade with two entrances, one on the east and one on the west side of the structure. This area served as living quarters for the original owners. The composition of the foundation and walls of this area are cement block and brick. The partial basement includes a 2-bedroom apartment, living room, dining room, kitchen, utility area and bathroom. There are six multi-paned windows in this apartment on both the east and west sides .... Few alterations have been made to this space over the years. The remainder of the area below ground level was originally crawl space, but has been excavated to a depth of six feet to allow for structural reinforcement of the foundation....

The primary facade is where the only expressions of the Mission style occur. This includes a stucco finish, curvilinear parapet, corner pilasters, deeply recessed small windows at the second and attic story level, wood window surrounds, and other simple wood trim. These features are key to the style of the building. Above grade construction is wood-frame with tongue and groove cedar siding and a stucco finish on the main facade. The building is painted white with a faded "Nifty Theatre" painted on the north and west sides. The stucco facade includes two large, hinged, flat windows without a sash at mid-level of structure, perhaps used for poster displays. At this level on the east and west sides is another multi-paned window. At the second story level, a hinged, rectangular window with multi-panes is in the center between two elongated hinged, oval windows. A twelve-paned, hinged window is at the peak of the parapet opening from the attic level. A wood canopy suspended by chains and wood braces covers the steps to the building. On the east side of the building an attached shed roof covers the stairway to the apartment below ....

The main portion of the building begins at sidewalk level with steps up to double entrance doors on the north end. Once through the double doors there are steps leading up to the ticket window. Past the ticket window are triple doors into the lobby. A back-lit glass marquee sign is above these doors and reads "Tonight Nifty Theatre 3 reels - Change of Program." Inside the auditorium there is a level area of approximately 15 feet before the floor begins to slope downward ....

At approximately 18' feet high up on the walls a continuous molding encircles the room. This 6" wide molding is supported with simple wood brackets every 24-28". Above this shelf, on the east and west walls, are sections of wallpaper depicting different scenes of flowers, forests, Japanese pagodas, palaces, Grecian ruins, birds and water scenes, each about four feet tall. Above the stage is another wallpaper section 8 feet wide by 4 feet tall depicting a forest and floral scene. Minor repairs have been completed on the paper in the restoration process. Above the east/west scenes are Celutex walls that are painted blue to match the rest of the walls, but have a white "cloud" finish. Above the wallpaper sections, the walls begin to curve to create a cove ceiling with original pressed and painted tin ....

The original suspended backdrop screen is lowered to the stage from a wood roller with ropes and pulleys. This backdrop is painted with oils on canvas and depicts a stair landing with concrete railings, flowers in urns, potted plants, and a background scene of trees and a lake. Dominating the background design is decorative red drapery with cords and tassels. This screen has suffered minor water damage and exposure to dirt but remains intact today.

The current appearance of the structure, with the minor changes as listed above, is virtually the same as when the doors opened in 1919 .... The current owner plans on restoring the theater and subsequently reopening the building as a performing arts



## Historic Property Report

Resource Name: The Nifty Theater

Property ID: 89074

---

theater and community hall, thus offering a further revitalization and enhancement of the community.

### **Bibliography:**

Austin, Kay A.

1991 Multiple Property Listing: Movie Theaters in Washington State from 1900 to 1948. Office of Archaeology and Historic Preservation. On file, Department of Archaeology and Historic Preservation, Olympia.

Dixon, Jenna, and Kris Young

1998 National Register of Historic Places Registration Form: Nifty Theater. North Central Washington Museum. On file, Department of Archaeology and Historic Preservation, Olympia.

National Park Service

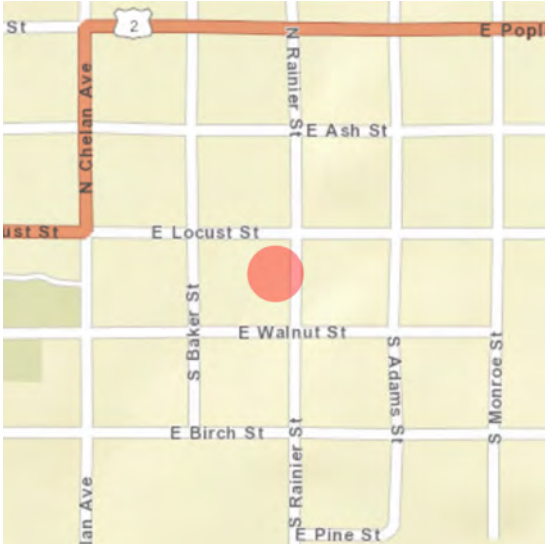
2021 National Register of Historic Places, Digital Archive on NPGallery: Nifty Theater. Electronic document, <https://npgallery.nps.gov/NRHP/AssetDetail/278eed15-940c-4bb0-9dbe-17750f8035aa>, accessed July 1, 2021.

# Historic Property Report

Resource Name: Waterville Railway Depot

Property ID: 746

## Location



**Address:** 108 S Rainier St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11901200800  
**Plat/Block/Lot:** LOTS 8 THRU 13 EX W 5 FT. LOTS 8 and 13; VAC. ALLEY; KINCAID'S 1ST ADD  
**Geographic Areas:** T25R22E22, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Transportation	Transportation - Rail-Related
Transportation	Transportation - Rail-Related

### Historic Context:

#### Category

Transportation

Architecture

### Architect/Engineer:

Category	Name or Company
Architect	Great Northern Railway



# Historic Property Report

Resource Name: Waterville Railway Depot

Property ID: 746

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2017-03-01479, , Washington Railroad Structures and Depot Survey 2017	8/30/2018		
2018-01-00334, , Walnut Street Reconstruction, Town of Waterville	1/21/2019	Determined Not Eligible	Holly Borth, 1/31/2019
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/7/2021	Survey/Inventory	



## Photos



South and east (front) sides, 2021. View to NW.



East (front) and north sides, 2021. View to SW.



North and west (rear) sides, 2021. View to SE.



West (rear) and south sides, 2021. View to NE.



South elevation, 2021. View to north.



Overview from Rainier St., 2021. View to NW.



# Historic Property Report

Resource Name: Waterville Railway Depot

Property ID: 746

## Inventory Details - 4/7/2021

**Common name:** Waterville Train Station; Horton, Milas James, Residence  
**Date recorded:** 4/7/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-27

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Depot – Combination
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Wood - Drop Siding
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Waterville Railway Depot

Property ID: 746

---

**Significance narrative:** Historic context:

The following historic context statement is copied verbatim from the 2018 Historic Property Inventory (HPI) form Significance Narrative (High 2018):

The Waterville Railroad Depot was built by the independent Waterville Railway around 1910. The railroad was a shortline, connecting Waterville with the Great Northern at Douglas, about five miles to the east. The primary purpose of the Waterville Railway was to ship agricultural products, particularly wheat, to market. Additional benefits included a reliable means of receiving general merchandise and passenger service in the early years. In the early part of the century, roads around Waterville were crude and the topography was difficult. The depot was the place where grain shippers ordered railcars and completed bills of lading. Merchants and residents received less than car load shipments and passengers bought tickets and boarded trains at this depot. In short, the railroad and its depot helped keep Waterville a viable commercial center for several decades. Rail service ended in 1948 after flooding and washouts on the line.

**National Register and Waterville Register eligibility:**

In 1974 the Waterville Railway Depot was nominated to the Washington State Inventory of Historic Places, although there is no evidence the building was added to the listing (Slusser et al. 1974). Forty-five years later, in January 2019, the Washington Department of Archaeology and Historic Preservation (DAHP) formally determined the property not eligible for listing in the National Register of Historic Places (NRHP), presumably due to extreme loss of integrity.

Although the Waterville Railway Depot is not eligible for individual NRHP listing, it could perhaps qualify for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area (consultation with DAHP would be needed prior to such a determination).

The Depot would undoubtedly qualify for individual listing in the Waterville Register of Historic Places under Categories 1 or 4 and the theme of local transportation, for its contributions to the economic viability of the Town of Waterville. The building would probably also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Waterville Railway Depot

Property ID: 746

---

### Physical description:

This long one-story side-gabled residence is situated on the southwest corner of Locust and Rainier streets, facing east onto Rainier. A mowed yard with trees and bushes surrounds the rear of the building and a graveled parking strip borders the front. The building was constructed as a railroad depot using standard Great Northern Railway plans, and the structure remains clearly recognizable to people familiar with such plans. While no clear architectural style is apparent, the use of asymmetric composition, a bay window, multiple light wood sash windows, transom lights, multiple cladding materials, and cornice returns may be evidence of Queen Anne influence. Although conversion of the building to residential use has resulted in numerous alterations, the long low building form, original cladding, original wood shingled cornice returns, a six-over-six wood sash double-hung window, a transom light opening, and the shape of an original canted bay window remain intact.

Lower walls of the building are clad with moderately wide drop siding, while the upper walls and gables are clad with narrow lapped horizontal boards. The roof is moderately pitched, eaves are widely overhanging and boxed, and roofing is standing seam sheet metal. Eaves exhibit prominent original cornice returns, clad with original wood shingles. The foundation is not visible due to modern skirting.

At the north end of the main (east) façade, modern replacement single leaf doors fill two original openings, with a canted bay window between them. The northern door – the present main entrance – retains an original transom opening, although the transom light is a modern replacement. The bay window has been reclad with modern T1-11 and aluminum sash windows have been installed on the faces. An original six-over-six wood sash double-hung window is situated near the center of the main facade, and a modern aluminum window and modern metal vehicle door have been added at the south end of the wall. Additional modern replacement doors and windows are arranged, generally asymmetrically, over other elevations of the building, and some openings have been resized to fit the replacement units.

### Bibliography:

High, Fred  
2018 Historic Property Report, Inventory 8/30/2018: Waterville Railway Depot. On file, Department of Archaeology and Historic Preservation, Olympia.

Slusser, Edna, George Smith, and Larry M. Smith  
1974 Inventory Form: Railroad Depot (Waterville Railway Company). Douglas County Historical Society. On file, Department of Archaeology and Historic Preservation, Olympia.

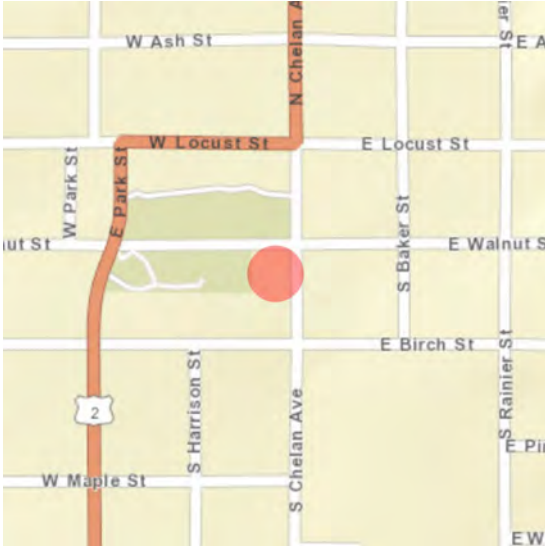


# Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017

## Location



**Address:** 100 W Walnut St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700800100  
**Plat/Block/Lot:** LOT 1; 7' VAC. ALLEY; BLK. 8; WATERVILLE ORIGINAL  
**Geographic Areas:** T25R22E21, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1901	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Specialty Store
Social	Social - Clubhouse
Commerce/Trade	Commerce/Trade - Specialty Store
Social	Social - Clubhouse

### Historic Context:

<b>Category</b>
Commerce
Architecture
Social History





# Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017

## Architect/Engineer:

Category	Name or Company
----------	-----------------

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
120106-07-DO, , Harness Shop - DOE	12/1/2006	Determined Not Eligible	, 12/1/2006
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/7/2021	Survey/Inventory	

## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to south.



East elevation, 2021. View to west.



South (rear) and east sides, 2021. View to NW.



South (rear) elevation, 2021. View to north.



West and south (rear) sides, 2021. View to NE.



# Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017



West elevation, 2021. View to east.



East side brick cornice, 2021. View to NW.



Original building (R), addition (L), 2021. View to NW.



Overview from Chelan-Walnut intersection, 2021. To SW.



main façade (probably 2006)



east side (probably 2006)



# Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017

## Inventory Details - 4/7/2021

**Common name:** Blue Rooster, Bruce and Cathy Clark Residence  
**Date recorded:** 4/7/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-28

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Cladding	Asphalt - Rolled
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Italianate

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017

---

**Significance narrative:** Historic context:

For thorough coverage of the property's Grange Hall period, refer to the Waterville Register of Historic Places Nomination Form (Russell n.d.). The following brief historic context statement is copied verbatim from the 2006 Historic Property Inventory form (Houser 2006):

Building was constructed between 1895 and 1904 and first housed a harness shop. By 1922, the building was converted to use as a machine shop, then later the Essex and Hudson car dealership. In 1939 the local Grange purchased the building and remodeled the storefront.

**National Register and Waterville Register eligibility:**

Remodeling activities over the years have resulted in extensive alteration of this building. Although the basic form of the building remains, the storefront has been bricked in and modern window and door openings added, a doorway and several windows have been sealed, and nearly all doors and windows are incompatible modern replacements.

In December 2006 the Department of Archeology and Historic Preservation (DAHP) formally determined the building not eligible for listing in the National Register of Historic Places (NRHP), presumably due to extreme loss of integrity – of design materials, workmanship, and feeling (Houser 2006). Although the building is not eligible for individual NRHP listing, it could perhaps qualify for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area (consultation with DAHP would be needed prior to such a determination).

The building was recently listed in the Waterville Register of Historic Places under Categories 1, 2, 3, and 4 (Russell n.d.). The building would probably also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Grange Hall, Harness Shop

Property ID: 51017

---

### Physical description:

The following property description is copied verbatim from the Waterville Register of Historic Places Nomination Form (Russell n.d.):

The original one-story brick structure measured 22 feet wide by 50 feet deep, inside. The foundation is basalt rock. The framed storefront, a defining characteristic of the Downtown Historic District, was composed of plate glass with iron lintels, supported by iron columns, and with an iron plate at the front door stop ("National Iron Works, Spokane"). The brick course on the face of the facade is a corbeled brick cornice. The east wall, intended to be viewed from the street, also has a corbeled brick cornice and is punctuated with brick piers and an arched window, originally over an east side door. The west wall is planar and plain, originally constructed to be a 'party wall'; there are no windows and the chimney is in the wall. On the east side there were three arched windows looking into the basement, that were closed up when the road grade was raised. Additionally, there is a 'coal room' that was accessible from outside on the east side of the basement extending under the sidewalk. The rear doors opened onto the alley at the rear of the lot.

In 1944, Waterville Grange #835, purchased the "sturdy brick building with a full basement" to be used as their meeting hall. "Many hours of hard labour and happy comradeship were expended in the renovation", which included bricking in the storefront windows - the original iron columns remain embedded in the front wall and the iron lintel can be seen over the door - then adding three clerestory windows. The arched window over the east side door was also bricked in. A one-story wood frame annex at the rear of the building measuring 24 x 24 feet (outside) was added; brick-patterned asphalt building siding, introduced in the 1930s and very popular in the 1940s and '50s, was chosen for the annex exterior. The existing basement was extended beneath the annex, and a concrete floor was poured. A kitchen and bathrooms were added beneath the annex. A new floor of Douglas fir was installed through both the main building and the annex and a stage, integral to both Grange ritual and to developing and promoting community cohesion, was constructed at the rear of the newly-minted Hall.

Grange #835 ceased meeting in 1989. The stage was removed c. 2005, with a floor-to-ceiling partition wall constructed in its place.

After the building was purchased in 2007, the Clarks [Bruce and Cathy Clark] added a covered, open carport and concrete parking strip at the rear of the building. Prior to this addition, roof design led to massive ice buildup on the rear of the annex and onto the concrete walkway. The carport is sloped and uses heat-tape to drain ice run-off into the alley.

### Bibliography:

Houser, M.  
2006 Historic Property Report, Inventory 12/1/2006: Harness Shop, Property ID 51017.  
On file, Department of Archaeology and Historic Preservation, Olympia.

Russell, K.  
n.d. Waterville Register of Historic Places Nomination Form: Grange Hall, Blue Rooster.  
On file, Waterville Town Hall, Waterville.

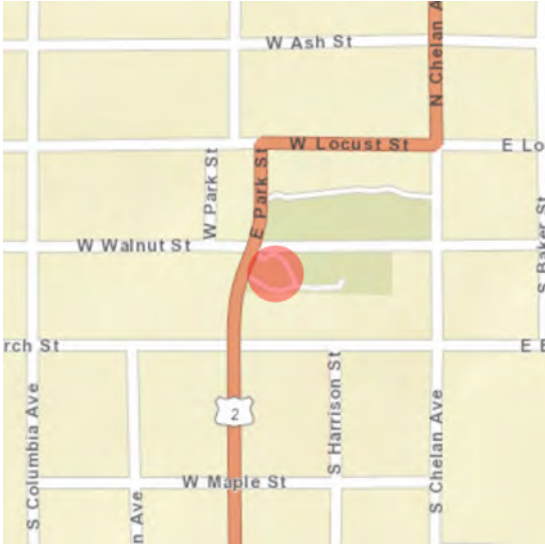


# Historic Property Report

Resource Name: Douglas County Museum

Property ID: 725097

## Location



**Address:** 124 W Walnut St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700800200  
**Plat/Block/Lot:** LOTS 2 THRU 14; 7' VAC. ALLEY; BLK. 8; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E21, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1959	<input type="checkbox"/>
Remodel	1990	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Recreation and Culture	Recreation and Culture - Museum
Recreation and Culture	Recreation and Culture - Museum

### Historic Context:

Category
Entertainment/Recreation
Education

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Douglas County Museum

Property ID: 725097

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/7/2021	Survey/Inventory	

## Photos



NW (front) and SW sides, 2021. View to east.



Historical photo, ca. 1960 (Sharley collection). To east.



NW (front) elevation, 2021. View to SE.



NE and NW (front) sides, 2021. View to south.



NE and SE sides (rear), 2021. View to SW.



Overview from Central Ave./Hwy. 2, 2021. To south.





# Historic Property Report

Resource Name: Douglas County Museum

Property ID: 725097

## Inventory Details - 4/7/2021

**Common name:**

**Date recorded:** 4/7/2021

**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!

**Field Site number:** AHA-2021-WS-29

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Metal - Corrugated
Structural System	Wood - Platform Frame
Plan	Polygonal

### Styles:

Period	Style Details
Modern Movement	Postmodern

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes





# Historic Property Report

Resource Name: Douglas County Museum

Property ID: 725097

**Significance narrative:** Historic context:

The original portion of this building, which is now almost completely hidden within the current larger structure, was built in 1959 as the Douglas County Historical Museum. Beginning in 1990, this small building underwent three periods of extensive remodeling, resulting in the present large, handsome, irregularly shaped museum. Today the building continues to house artifacts representing local Native American and Euro-American cultures, a large rock and mineral collection, and an extensive archive of historical photographs, newspapers, and other research materials (Arksey 2010).

National Register and Waterville Register eligibility:

Today only the exposed front ceiling beams and recessed front entry of the original museum building remain visible. Other portions of the building are completely enveloped within the present modern museum structure. Due to extensive loss of integrity – of design, materials, workmanship, and feeling – the building can no longer convey its historic significance, precluding eligibility for listing in the National National Register of Historic Places (NRHP), either individually or as a contributing element in a historic district.

The Waterville Register of Historic Places, however, has somewhat different requirements. The Douglas County Museum could qualify for individual listing in the Waterville Register of Historic Places under Categories 1 or 4 for its contributions to preservation of the Town’s cultural heritage. The property could undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:** This large one-story irregularly V-shaped and irregularly side-gabled building is the result of redesign of the original 1959 building – extensive remodeling and construction of large additions – that began in 1990. Historical photographs show the original museum building as a small symmetrically arranged rectangular masonry structure with a central recessed entry and a nearly flat side-gabled roof. Prominent ceiling beams were exposed across the front of the building as classic elements of the Modernist design. Today these exposed beams remain visible, although no longer prominent, across original portions of the main façade, and the recessed entry continues to serve as the main entrance, although it has now been enclosed. All other portions of the original building are hidden within the remodeled structure. The building is not oriented to the cardinal directions or to adjacent streets, although the front faces northwest toward Chelan Ave./Highway 2.

The present remodeled building rests on poured concrete foundations and a seam in the main façade foundation corresponds with the eastern edge of the original building. The remodeled structure is asymmetrically arranged, with the main entrance – a modern metal frame glass door with modern side- and transom lights – slightly off-center to the west. A large modern brick-clad gabled canopy shelters the entry. The roof is asymmetrically side-gabled and the roof crest slopes slightly from east to west. Cladding and roofing are standing seam sheet metal and the few windows and doors that open into the building are modern.

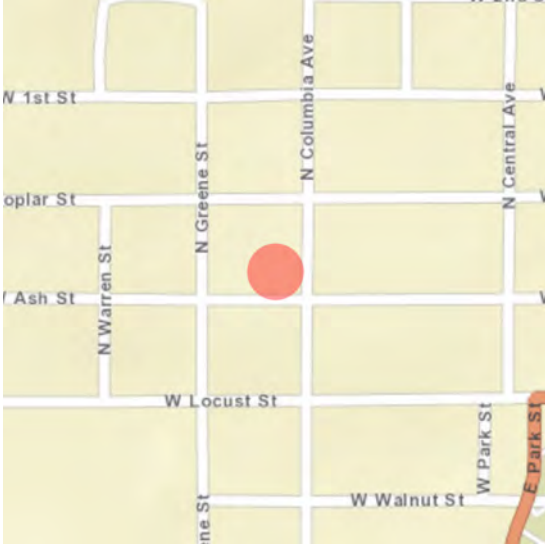
**Bibliography:** Arksey, Laura  
2010 Waterville – Thumbnail History. HistoryLink.org Essay 9357. Electronic document, <https://www.historylink.org/file/9357>, accessed 6 July 2021.

# Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

## Location



**Address:** 305 W Ash St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11202701600  
**Plat/Block/Lot:** LOT 16 THRU 20; BLK. 27; GREEN'S 2ND ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1905	<input type="checkbox"/>
Remodel	2010	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture
Politics/Government/Law



# Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

## Architect/Engineer:

Category	Name or Company
Builder	Calhoun, W.C.; Moon, C.W.

## Registers:

Register Type	Listed Date	Removed Date	Period of Significance	Level of Significance	Criteria
National Register	6/16/1988		-	Local	B, C
Washington Heritage Register	6/16/1988		-	Local	B, C

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



## Photos



South (front) elevation, 2021. View to north.



Front porch, main entrance, 2021. View to north.



South (front) and east sides, 2021. View to NW.



East elevation, 2021. View to west.



East and north (rear) sides, 2021. View to SW.



West and south (front) sides, 2021. View to NE.



# Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492



Garage, east (front) and north sides, 2021. View to SW.



Garage, south and east (front) sides, 2021. View to NW.



Overview from Ash St., 2021. View to west.



Photo from NRHP Nomination, 1987. View to NW.



Register Image



Register nomination form





# Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

## Inventory Details - 4/22/2021

**Common name:** Morley, Travis and Carolyn, Residence  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-30

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Form Type	Single Dwelling - Cross Gable
Roof Type	Hip - Hip with cross gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Fiber Cement Board
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Queen Anne
Late Victorian Period	Free Classic

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes

**Significance narrative:** Historic context:

The following historic context statement is copied nearly verbatim from the National Register of Historic Places Registration Form (Garfield 1987):

The house is ... closely associated with the career of attorney William Canton, a long-time Waterville lawyer, Douglas County prosecuting attorney and adjutant general of the Washington State National Guard. William J. Canton was born in Leeds County, Ontario, on November 5, 1861, and raised on a farm in that rural community. After receiving a law degree from a Canadian university in 1879 (the youngest member of his class), he taught school at New Market, Ontario. In 1883, Canton enlisted in the United States Infantry. After serving four years, and attaining the rank of sergeant, Canton was discharged and settled in Nebraska until 1890 when he came West to South Bend, Washington. By June 1891, however, he arrived in Waterville and established a law practice in the young



## Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

county seat.

Canton was a successful attorney in Waterville and was instrumental in the establishment of local and state militia. In 1892, he organized a National Guard company in Douglas County (which met in the Armory Hall in the Kincaid Building on Chelan Avenue) and, in 1898, he was appointed adjutant general of the state militia by Governor John Rogers. In that capacity, Canton was responsible for preparing Washington units for actions in the Spanish-American War. In the fall of 1898, Canton was appointed major of the first company of Washington volunteers sent to the Philippines and he remained at the warfront for nearly a year. In November 1899, he was mustered out and returned to his law practice in Waterville.

In 1904, Canton was elected prosecuting attorney for the county and served several years in that capacity. In 1905, he hired W.C. Calhoun, a local builder, to construct a house for \$3,500 on a large parcel west of downtown. The newspaper reported that the building was "the handsomest structure in town" .... The water tower on the property reputedly supplied water for the west end of the community. In 1912, the property was purchased by rancher Charles Fletcher, whose family owned the property until about 1950.

National Register and Waterville Register eligibility:

On June 16, 1988, the William J. Canton House was individually listed in the National Register of Historic Places (NRHP) under Criterion B and the theme of Politics/Government, for its association with the career of prominent citizen William Canton, a long-time Waterville lawyer, Douglas County prosecuting attorney, and adjutant general of the Washington State National Guard. It was also listed under Criterion C and the theme of Architecture, as an outstanding example of a Queen Anne style home of the period (Garfield 1987; National Park Service 2017).

Today (2021), however, due to extreme loss of integrity - of design, materials, workmanship, and feeling - suffered in a ca. 2010 fire and subsequent reconstruction using incompatible modern materials, the building would no longer qualify for NRHP listing under Criterion C. It may still qualify for NRHP listing under Criterion B, however, per Criteria Consideration E, since the careful reconstruction resulted in a building on the same site closely resembling the original, particularly so if the structure is the last surviving property closely associated with William J. Canton. The building may also qualify as a contributing element should a National Register of Historic Places historic district be identified in the area.

Likewise, the reconstructed William J. Canton House would probably qualify for individual listing in the Waterville Register of Historic Places under Categories 5 and 9, as a reconstruction, executed in an historically accurate manner on the original site, which is closely associated with the career of William J. Canton. The reconstructed building would probably also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

---

### Physical description:

According to County Assessor's records, the William J. Canton residence underwent a \$150,000 restoration ca. 2010 following a disastrous fire. Today (2021), although the present building closely resembles the original structure, all doors and windows have been replaced with incompatible modern fiberglass and vinyl units and the first floor is clad with faux wood grain fiber cement board (hardiplank). The associated water tower has been replaced with a modern garage. Excellent descriptions of the original buildings are included in the National Register of Historic Places Registration Form (Garfield 1987). A current description of the property follows:

This large asymmetrical 1.5 story wood frame residence is situated on the northwest corner of Ash Street and Columbia Avenue in a residential area of northwest Waterville. The house, set back approximately 30-40 feet from adjacent streets, faces south onto Ash and is surrounded by lawns with trees and bushes. The building was constructed in the Free Classic subtype of the Queen Anne architectural style, evidenced by the building's asymmetrical arrangement, irregularly shaped roof, prominent front-facing gable, shingles and other textured wall cladding, one-story porch with classical columns, and other classical detailing.

The roof is a moderately pitched hip with steeply pitched cross-gables asymmetrically arranged on all four sides. Eaves are moderately overhanging and boxed and all gable faces are embellished with prominent cornice returns. A small hip-roofed dormer is situated on the front slope of the main roof, with a small horizontal vinyl window centered on its face, and a small square red brick chimney with a corbelled top rises from the peak of the main roof. Roofing is brown variegated composition shingles.

The building is clad with modern horizontal lapped fiber cement board with a faux wood grain finish, while original wood shingle imbrication fills the highly visible upper east, west, and south gables. The front (south) and east cross-gables project slightly from the main building and a prominent open wraparound porch with a series of simple Tuscan columns, a dentiled entablature, and a shallowly hipped canopy extends around the southeast corner of the building, connecting the two extensions. The main entrance, a modern replacement panel and glass door, opens into the main building just east of the front-gabled extension, sheltered beneath the wraparound porch. Two large vertical single-light vinyl sash windows are centered on the main façade of the front cross-gabled extension, one on each level, while the east cross-gabled extension features a pair of vinyl windows in the upper story and a canted bay window on the lower story. A large vertical vinyl window is centered on each face of the bay window and a low modern balustrade borders the canopy. Additional vinyl windows are arranged singly or in pairs over other elevations of the building. The foundation is not readily visible.

A large high one story front-gabled garage sits just to the rear (north) of the house, facing east onto Columbia Avenue. Cladding and roofing are standing seam sheet metal, a large modern metal vehicle door is centered on the front, and a modern pedestrian door opens into the south side. A "Town & Country" label in the peak of the front gable suggests the building is a modern prefabricated structure.



## Historic Property Report

Resource Name: Canton, William J., House

Property ID: 578492

---

### **Bibliography:**

Garfield, Leonard T.

1987 National Register of Historic Places Registration Form: William J. Canton House. Office of Archaeology and Historic Preservation. On file, Washington Department of Archaeology and Historic Preservation, Olympia.

National Park Service

2017 National Register of Historic Places Single Property Listing, Washington, Finding Aid. Electronic document, <http://www.cataglog.archives.gov/id/75610789>, accessed 29 June 2021.

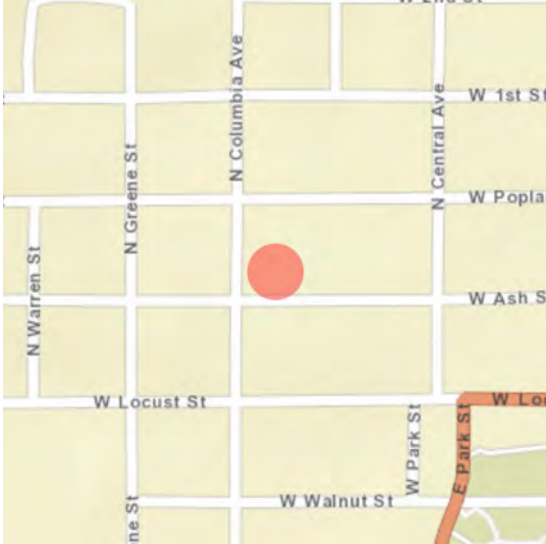


# Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

## Location



**Address:** 225 W Ash St, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700201500

**Plat/Block/Lot:** LOTS 15-16-17 & 7' ADJ. ALLEY; BLK. 2; WATERVILLE ORIGINAL

**Geographic Areas:** T25R22E21, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Religion	Religion - Church Related Residence
Domestic	Domestic - Single Family House
Religion	Religion - Church Related Residence

### Historic Context:

<b>Category</b>
Religion
Architecture





# Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

## Architect/Engineer:

Category	Name or Company
----------	-----------------

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



## Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

### Photos



South (front) and east sides, 2021. View to NW.



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



East and north (rear) sides, 2021. View to SW.



Detail of front porch, 2021. View to NW.



Overview from Ash-Columbia intersection, 2021. To NE.



# Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

## Inventory Details - 4/22/2021

---

**Common name:** Federated Church Residence  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-31A

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - American Foursquare
Roof Type	Hip - Hip with cross gable
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Folk Victorian

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this residence served as the Methodist Parsonage and later the Federated Parsonage. Although the County Assessor's office provides a construction date of 1920 for the building, it is almost certainly older. The associated garage, originally the Episcopal Church Sunday School building, was moved to the property in the 1970s – this building is addressed in a separate Historic Property inventory (HPI) form.

National Register and Waterville Register eligibility:

Although the form of this historical building remains quite intact, replacement of nearly all visible fabric – windows, doors, cladding, and roofing – with incompatible modern materials has severely compromised the structure's integrity of design, materials, workmanship, and feeling. Due to loss of integrity the residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP). The building, however, may still qualify for NRHP listing as a contributing element in a NRHP historic district, since districts are often slightly less stringent with regard to integrity.

The Waterville Register of Historic Places has somewhat different requirements. The Parsonage could qualify for individual listing in the Waterville Register of Historic Places under Categories 1 or 4 for its associations with local religious communities and, hence, with aspects of the Town's social and cultural heritage. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Methodist Parsonage, Federated Parsonage

Property ID: 725133

### Physical description:

This large 1.5-story wood frame American Foursquare residence is situated on the northeast corner of Columbia Avenue and Ash Street, facing south onto Ash. A mowed yard surrounds the building and community gardens occupy the adjacent lot to the west, while a long narrow front-gabled garage is situated at the rear of the property. The modern Federated church is directly south of the residence, across Ash Street. The building was constructed in the Folk Victorian architectural style, as evidenced by Queen Anne and classical detailing applied to an American Foursquare house form – the prominent one-story front porch with turned spindlework posts and decorative spandrels and the hipped roof with prominent cross-gables and cornice returns. The original building is square although a rear addition creates the present rectangular plan.

The building rests on a poured concrete foundation and is clad with wide modern horizontal lapped siding panels. The low-pitched pyramidal roof features a large cross-gable, embellished with prominent cornice returns, centered on each side of the building. Eaves are widely overhanging and boxed with board fascia and siding panel soffits and roofing is standing seam sheet metal. An original tall square red brick chimney rises from the peak of the roof.

The main (south) entrance, a modern panel door with one full-height modern patterned glass sidelight, opens into the building at the west side of the main façade, with a band of three modern fixed wood frame windows very slightly off-center to the east. A full-width one-story porch with a replacement concrete deck and an original hip-roofed canopy, supported on four evenly spaced turned wooden posts, shelters the entrance. Scroll saw and spindlework spandrels ornament the upper posts. On the second level, above the porch, two modern metal sash sliding windows are centered beneath the cross-gable, extending into the gable face. Additional windows and doors, all incompatible modern replacements, are arranged over other elevations of the building, asymmetrically on the first level and symmetrically on the upper level.

The detached garage is described in a separate HPI form, since it was moved to this location following use as the Episcopal Church Sunday School.



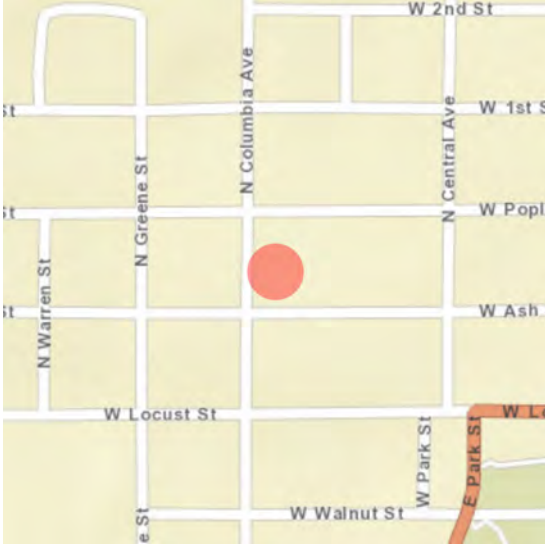


# Historic Property Report

Resource Name: Episcopal Church Sunday School Building

Property ID: 725155

## Location



**Address:** 225 W Ash St, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700201500

**Plat/Block/Lot:** LOTS 15-16-17 & 7' ADJ. ALLEY; BLK. 2; WATERVILLE ORIGINAL

**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Moved	1975	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Religion	Religion - Religious Facility
Religion	Religion - Religious Facility

### Historic Context:

Category
Religion

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Episcopal Church Sunday School Building

Property ID: 725155

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



## Historic Property Report

Resource Name: Episcopal Church Sunday School Building

Property ID: 725155

### Photos



West (front) and south sides, 2021. View to NE.



West (front) elevation, 2021. View to east.



East (rear) and north sides, 2021. View to SW.



South elevation, 2021. View to north.



Window on north side, 2021. View to SE.



Overview from Ash-Columbia intersection, 2021. To NE.



## Historic Property Report

Resource Name: Episcopal Church Sunday School Building

Property ID: 725155

### Inventory Details - 4/22/2021

---

**Common name:** Parsonage Garage  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-31B

#### SHPO Determination

### Detail Information

---

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

---

### Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Episcopal Church Sunday School Building

Property ID: 725155

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this detached garage originally served as the Episcopal Church Sunday School building at a different location in Waterville. The structure was moved to this parcel in the 1970s as a garage for the adjacent parsonage. The parsonage, also a primary building, is addressed in a separate Historic Property inventory (HPI) form.

National Register and Waterville Register eligibility:

The Sunday School building retains good integrity of design, materials, workmanship, and association – it is the building where Episcopal Sunday School classes were held and would remain recognizable to the people who used it during that period. The building, however, has been moved, affecting its integrity of location, setting, and feeling.

The National Park Service provides guidance for evaluating the historical significance of moved buildings under Criteria Consideration B: Although such buildings are generally not eligible for listing in the National Register of Historic Places (NRHP), a moved building significant under Criterion A can be eligible for the NRHP, either individually or as a contributing element in a historic district, if shown to be the property most closely associated with the historic event of interest (National Park Service 1997:30). Since, in this case, the historic event is the ongoing Sunday School classes and related activities that occurred in the building, the property is recommended eligible for the NRHP under Criterion A and the theme of religious life, which formed an integral part of the Waterville community's social and cultural fabric.

The building would also qualify for listing in the Waterville Register of Historic Places under Categories 1 or 4 for its association with local religious practices and, hence, with aspects of the Town's social and cultural heritage. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This long narrow one-story wood frame garage is situated on the northeast corner of Columbia Avenue and Ash Street, facing west onto Columbia and accessed by a graveled driveway. A large residence, the associated Methodist Parsonage/Federated Parsonage, is immediately to the southeast on the same parcel, and community gardens occupy the area between the two buildings. A graveled alley borders the property on the north. The present garage building was moved to this location in the 1970s.

The building rests on a poured concrete foundation and is clad with wide horizontal lapped boards, with some lower wall cladding replaced with wide lapped siding panels like those of the adjacent parsonage. The roof is a moderately pitched front gable, with moderately overhanging open eaves enclosed with board fascia and plywood soffits. A modern metal vehicle door has been added on the main (west) façade, flanked by a large original one-over-one wood sash double-hung window with upper sash lugs. An identical window is situated at the western end of the north side, three identical windows are evenly spaced across the western part of the south side with a smaller window of the same type to the rear, and an identical large window flanks a modern pedestrian door on the rear (east) elevation. Seams in the cladding near the center of the north wall are probably evidence of a sealed pedestrian door.

The associate parsonage is described in a separate HPI form, since both the parsonage and the garage – as the former Episcopal Church Sunday School – are primary buildings.





## Historic Property Report

Resource Name: Episcopal Church Sunday School  
Building

Property ID: 725155

### **Bibliography:**

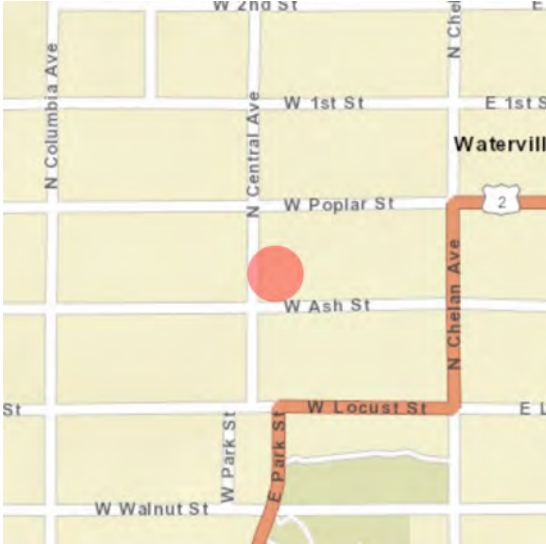
National Park Service  
1997 National Register Bulletin (formerly Bulletin 15): How to Apply the National Register  
Criteria for Evaluation. U. S. Department of the Interior, National Park Service,  
Washington, D.C.



# Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence; Nelson Residence  
 Property ID: 725156

## Location



**Address:** 127 W Ash St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700101500  
**Plat/Block/Lot:** LOTS 15 & 16 & ADJ. 7' ALLEY; BLK. 1; WATERVILLE ORIGINAL  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E21, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Moved	1960	<input checked="" type="checkbox"/>
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;  
Nelson Residence

Property ID: 725156

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;      Property ID: 725156  
 Nelson Residence

## Photos



South (front) and east sides, 2021. View to NW.



South elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



North (rear) side, 2021. View to south.



Garage, south (front) side, 2021. View to north.



Overview from Ash St., 2021. View to NW.



## Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;  
Nelson Residence

Property ID: 725156

### Inventory Details - 4/22/2021

---

**Common name:** Mires Residence  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-32  
**SHPO Determination**

### Detail Information

---

#### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Cross Gable
Roof Type	Gambrel - Front
Roof Material	Metal - Corrugated
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

#### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Dutch Colonial Revival

### Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;      Property ID: 725156  
Nelson Residence

**Significance narrative:**      Historic context:

According to the Waterville Historic Preservation Commission, this residence, owned by Robert and Michelle Mires, was moved to its current location from the Nelson's farm around 1960. The County Assessor's office provides a construction date of 1916 for the building, a date that should probably be considered approximate.

National Register and Waterville Register eligibility:

The form of this historical residence remains intact with about half of the windows and doors original units. Most other windows and doors, although replaced with modern materials, resemble the originals. The building, therefore, retains sufficient integrity of design, materials, workmanship, and association to be recognizable as the original historical home. The building, however, has been moved, affecting its integrity of location, setting, and feeling.

The National Park Service provides guidance for evaluating the historical significance of moved buildings under Criteria Consideration B: Although such buildings are generally not eligible for listing in the National Register of Historic Places (NRHP), a moved building significant under Criterion C for its architecture can be eligible for the NRHP, either individually or as a contributing element in a historic district, if it retains "enough historic features to convey its architectural values" (National Park Service 1997:29). Since that is the case with this building, the property is recommended eligible for the NRHP under Criterion C and the theme of architecture, as a good example of the cross-gambrelled Colonial Revival style, a type also classified as Dutch Colonial.

The building would also qualify for listing in the Waterville Register of Historic Places under Category 2 for its architectural merits. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;      Property ID: 725156  
Nelson Residence

**Physical description:** This large rectangular 1.5-story cross-gambreled wood frame residence is situated on the northeast corner of Central Avenue and Ash Street, facing south onto Ash. A fenced yard with trees and flowers surrounds the house and a small garage sits at the rear of the lot. An alley borders the property on the north. The residence was constructed in the gambrel subtype of the Colonial Revival architectural style, a type often called Dutch Colonial, as evidenced by the cross-gambrel roof, accentuated front door with sidelights, and double-hung windows.

The building rests on a poured concrete foundation and is clad with narrow lapped horizontal boards with wood shingle imbrication in the upper gambrel faces. The roof is a moderately pitched gambrel with a very large prominent cross-gambrel centered on each side. Eaves are widely overhanging and boxed with board fascia and beadboard soffits, while roofing is corrugated sheet metal. A small square red brick chimney rises from the crest of the east cross-gambrel roof, while a second chimney, a large full-height red brick feature with stepped lower sections, is offset to the west on the rear (north) wall.

The main (south) façade is asymmetrically arranged on the first level and symmetrically arranged on the second level. The main entrance, an original wood frame glass door with wood sash sidelights, is set into a recessed entry at the east side of the façade and a trio of vinyl sash windows – a large window with a slightly narrower window on each side – is offset to the west. On the second level, a wide pent roof with wood shingle roofing extends across the lower gambrel face. Above this, a trio of three vinyl sash windows are centered on the gambrel face with a small square original wood sash casement at each side. Cladding in this area, as on the first story, is narrow horizontal boards. A wide board and molding belt course above the windows divides the lower gambrel face from the wood shingle imbrication of the upper gambrel face.

Other elevations are similarly arranged, asymmetrical on the ground floor and symmetrical on the second level, with wood shingles in the upper gambrel faces. The east side's first level features two original windows, a horizontal rectangular window to the front and a wood sash double-hung window to the rear with a modern replacement door between them near the center of the wall, while the second level has two original wood sash double-hung windows centered in the gambrel face. The west side's first level features an original leaded glass horizontal rectangular window to the front, a canted bay window near the center of the wall with vinyl sash on the faces, and two more windows to the rear, while the second level has two original wood sash double-hung windows centered in the gambrel face. The north (rear) side repeats the centered trio of window in the gambrel face – this time original one-over-one wood sash double-hung units – with small square wood sash casements to the sides, while the first level is a mix of altered and original casement, double-hung, and fixed windows.

The detached garage, a nearly square two-car structure, sits behind and east of the house, accessed by a driveway from Ash Street. The building rests on a poured concrete foundation, is clad with narrow horizontal lapped boards like the house, and is roofed with standing seam sheet metal. The roof is a low-pitched front gable with moderately overhanging boxed eaves. Two vehicle doors, probably wood panel, fill the main (south) façade. Six-light wood sash casement windows are symmetrically arranged across other elevations of the garage, three on the east elevation, three on the west elevation, and two on the rear of the building. A metal stovepipe protrudes from the rear wall and extends to the top of the roof.



## Historic Property Report

Resource Name: Mires, Robert and Michelle, Residence;      Property ID: 725156  
Nelson Residence

### **Bibliography:**

National Park Service  
1997 National Register Bulletin (formerly Bulletin 15): How to Apply the National Register  
Criteria for Evaluation. U. S. Department of the Interior, National Park Service,  
Washington, D.C.

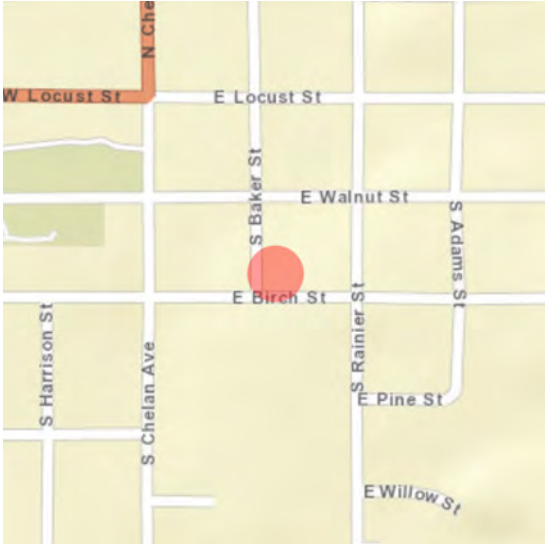


# Historic Property Report

Resource Name: Fricks, Richard and Sherrie, Residence

Property ID: 725172

## Location



**Address:** 203 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11901101900

**Plat/Block/Lot:** LOTS 19 & 20; BLK 11; KINCAID'S 1ST ADD

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1920	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Fricks, Richard and Sherrie, Residence

Property ID: 725172

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/22/2021	Survey/Inventory	



## Photos



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



West and south (front) sides, 2021. View to NE.



West elevation, 2021. View to east.



North (rear) and west sides, 2021. View to SE.



Overview from Birch St., 2021. View to NE.



# Historic Property Report

Resource Name: Fricks, Richard and Sherrie, Residence

Property ID: 725172

## Inventory Details - 4/22/2021

**Common name:** Doll House  
**Date recorded:** 4/22/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-33

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Cross Gable
Roof Type	Gable - Cross
Roof Type	Shed
Roof Material	Metal - Standing Seam
Cladding	Metal - Aluminum Siding
Structural System	Wood - Platform Frame
Plan	Irregular

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Tudor

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Fricks, Richard and Sherrie, Residence

Property ID: 725172

---

**Significance narrative:** Historic context:

Douglas County Assessor's records provide a construction date of 1910 for this residence, although the architectural style suggests a later building. According to a placard on the house, the residence was built in 1920, a date corresponding well with the style. Today the residence, which is known locally as the "Doll House," is owned by Richard and Sherrie Fricks.

**National Register and Waterville Register eligibility:**

Replacement of all cladding and windows with incompatible modern materials has severely compromised this building's integrity of design, materials, workmanship, and feeling. Due to loss of integrity, then, this residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C, as an example of the Tudor Revival architectural style. However, if a NRHP historic district is identified in the area this building may qualify for listing, since a lesser degree of integrity is often acceptable for contributing elements in a district.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different. This building, which despite alterations remains recognizable as the historic Tudor Revival residence, would be eligible for WRHP listing under Category 2 for its architectural merits, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Fricks, Richard and Sherrie, Residence

Property ID: 725172

---

### Physical description:

This tiny one-story wood frame cottage sits on the northeast corner of Birch and Baker streets, facing south onto Birch. A mowed lawn with trees, shrubs, and flowers surrounds the building and a white vinyl picket fence borders the front of the lot. The house is in a residential neighborhood in the south central part of town, directly across the street from the Waterville School. The house was constructed in the Tudor Revival architectural style, as evidenced by the steeply pitched side-gabled roof and prominent front-facing cross-gable with eave lines of different heights.

The building rests on a poured concrete foundation and is clad with sheet metal siding resembling wide horizontal lapped boards. The roof is a steeply pitched side-gable over the south (front) portion of the house and a very low-pitched shed roof over rear sections. Eaves are close (not overhanging) and roofing is standing seam sheet metal.

The main (south) façade is asymmetrically arranged. The shallow front-facing cross gable, offset to the west, dominates the façade, its east eave lower than the west eave. An original wood panel front door with a brass thumb latch opens into the house at the east side of the cross-gable face, set into a slightly recessed entry, and a large vertical vinyl sash fixed window with original wood molding crown occupies the west side of the cross-gable face. A small one-over-one vinyl sash window, also with an original wood molding crown, is situated on the main building façade just east of the cross-gable. A low one-story shed-roofed section with moderately overhanging boxed eaves— probably an addition — is offset to the rear on the east side of the building. A pair of one-over-one vinyl sash windows, also with a wood molding crown, is centered on the front (south) face of this section.

The shed-roofed rear portion of the house appears to consist of an original section immediately to the rear (north) of the gabled front section, with enclosed and partially enclosed porches to the rear. Windows in these areas are also vinyl sash.



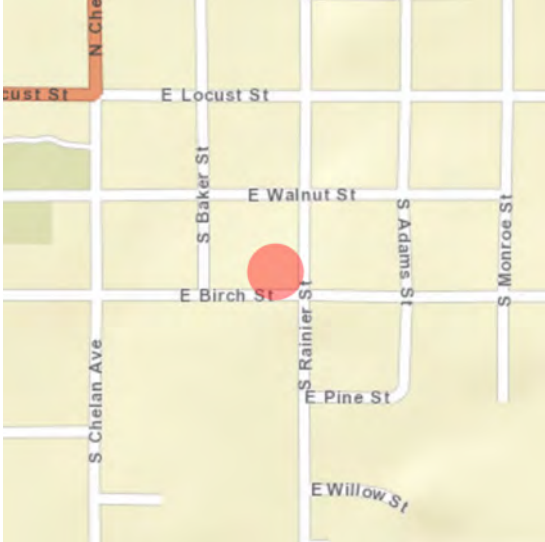


# Historic Property Report

Resource Name: Greenwood, Gary and Korene, Residence

Property ID: 725180

## Location



**Address:** 217 E Birch St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11901101100  
**Plat/Block/Lot:** LOTS 11 THRU 13; BLK. 11; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Greenwood, Gary and Korene,  
Residence

Property ID: 725180

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	



## Historic Property Report

Resource Name: Greenwood, Gary and Korene,  
Residence

Property ID: 725180

### Photos



South (front) and east sides, 2021. View to NW.



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



East and north (rear) sides, 2021. View to SW.



Garage, east (front) and north sides, 2021. To SW.



Overview from Birch-Rainier intersection, 2021. To NW.



# Historic Property Report

Resource Name: Greenwood, Gary and Korene, Residence

Property ID: 725180

## Inventory Details - 4/23/2021

---

**Common name:**

**Date recorded:** 4/23/2021

**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!

**Field Site number:** AHA-2021-WS-34

**SHPO Determination**

## Detail Information

---

**Characteristics:**

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gambrel - Side
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Square

**Styles:**

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Dutch Colonial Revival

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Greenwood, Gary and Korene,  
Residence

Property ID: 725180

**Significance narrative:** Historic context:

Douglas County Assessor's records provide a construction date of 1916 for this residence. Today the home is owned by Gary and Korene Greenwood.

National Register and Waterville Register eligibility:

Although beautifully maintained, replacement of all windows in this building with modern vinyl sash has compromised the building's integrity of design, materials, workmanship, and feeling. Due to loss of integrity, then, this residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C, as an example of the Colonial Revival/Dutch Colonial architectural style. However, if a NRHP historic district is identified in the area, this building may qualify for listing, since a lesser degree of integrity is often acceptable for elements contributing to NRHP eligibility of a district.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different. This building, which despite the replacement windows remains readily recognizable as the historic Colonial Revival/Dutch Colonial residence, would be eligible for WRHP listing under Category 2 for its architectural merits, and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Greenwood, Gary and Korene,  
Residence

Property ID: 725180

### Physical description:

This large square 1.5-story side-gambrel wood frame residence is situated on the northwest corner of Birch and Rainier streets, facing south onto Birch. The building is set back approximately 30 feet from the street, surrounded by a neat lawn, trees, and shrubs. The residence was constructed in the gambrel subtype of the Colonial Revival architectural style, a type often called Dutch Colonial, as evidenced by the gambrel roof, dormer windows, pedimented front porch with classical columns, and replacement windows for what were presumably double-hung units with multiple-light over single-light sash.

The building rests on a poured concrete foundation and is clad with narrow lapped horizontal boards with even narrower lapped boards in the gambrel and dormer faces. The main (south) façade is asymmetrically arranged. The main entrance, a modern replacement wood panel door, is offset to the west, sheltered by a small classical front-gabled porch with a pedimented canopy supported on two round wooden Tuscan columns and a simple board and molding entablature. Board steps provide access to the modern replacement board deck and wooden latticework closes the space beneath the porch. Windows asymmetrically flank the main entrance, a large vertical “eight-over-one” vinyl sash window to the west and a band of three vinyl windows to the east – a large “eight-over-one” window in the center with a narrow “four-over-one” unit on each side.

The roof is a steeply pitched gambrel with moderately overhanging boxed eaves and standing seam sheet metal roofing. Two large front-gabled dormers are asymmetrically spaced across the lower front slope of the roof, offset to the west to align with the first story windows below. A large vertical “eight-over-one” vinyl sash window is centered on each dormer face. A rectangular concrete block chimney is slightly off-center on the rear (north) slope of the roof, just north of the roof crest.

Additional doors, windows, and features are arranged over other elevations of the building, generally asymmetrically on the first level and symmetrically on the second level. All windows are modern vinyl replacements. A large open hip-roofed porch, with round wooden Tuscan columns rising from a solid balustrade, is offset to the front (south) on the east side of the residence. The rear (north) elevation features a small front-gabled enclosed porch on the first level with vinyl windows asymmetrically arranged on either side, and a large front-gabled dormer centered on the roof above with a pair of vinyl windows in its face. A finely crafted wooden scale model of the house is mounted on a post just south of the east porch.

A small side-gabled two-car garage with a shed-roofed rear addition sits behind the house at the rear of the lot, facing east onto Rainier Street. The building rests on a poured concrete foundation, is clad with horizontal drop siding, and is roofed with standing seam sheet metal. The moderately pitched roof features widely overhanging open eaves with exposed rafter ends. A wide modern vehicle door fills the main (east) facade.



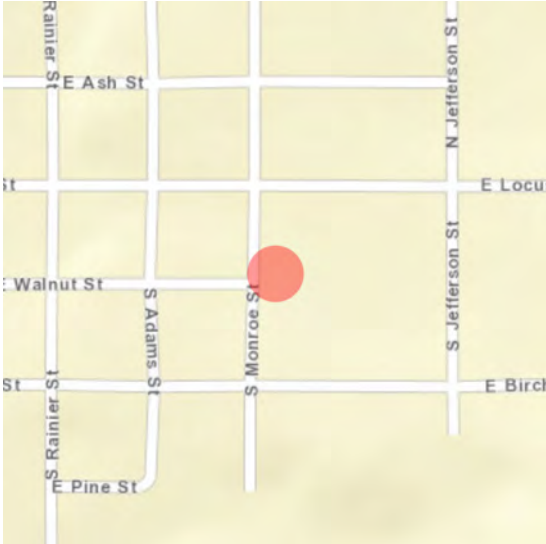


# Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy, Barn

Property ID: 725204

## Location



**Address:** 110 S Monroe St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600300205

**Plat/Block/Lot:** TAX 5 IN LOT 2; S 90' EX E 5' OF TAX 20 IN LOT 1; BLK 3; KELLOGG'S 1ST ADD (AKA PCL A OF BLA #3174124)

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Business
Commerce/Trade	Commerce/Trade - Business

### Historic Context:

Category
Commerce
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy, Barn

Property ID: 725204

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	

# Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy, Barn

Property ID: 725204

## Photos



North and west (front) sides, 2021. View to SE.



West (front) elevation, 2021. View to east.



West (front) and south sides, 2021. View to NE.



Front (west) door and window, 2021. View to east.



Cupola, north and west sides, 2021. View to SE.



Overview from Walnut St., 2021. View to NE.



# Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy, Barn

Property ID: 725204

## Inventory Details - 4/23/2021

---

**Common name:** Stoddard Barn  
**Date recorded:** 4/23/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-35

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Post & Pier
Form Type	Barn - Gable/English
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Board & Batten
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy,  
Barn

Property ID: 725204

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission, this barn was originally the town livery stable. County Assessor's records provide a construction date of 1910 for the building, which is today part of County Tax Parcel 11600300205, a residential parcel owned by Peggy Stoddard.

National Register and Waterville Register eligibility:

Despite slight alteration of most windows, this building retains good integrity of design, materials, workmanship, feeling, and association – sufficient to remain recognizable as the historic livery stable. The building is therefore recommended eligible for the National Register of Historic Places (NRHP) under Criterion A, for its contributions to commerce in the early days of Waterville. The barn is also recommended eligible for listing in the NRHP under Criterion C as an example of an early twentieth century livery stable, constructed in the Gable or English Barn form. Should a NRHP historic district be identified in the area, the barn could probably be a contributing feature.

The barn would also qualify for listing on the Waterville Register of Historic Places under Category 1 or 4 for its contribution to commerce in the town's early days, and under Category 2 as an example of an early twentieth century livery stable built in the Gable/English Barn form. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Old Livery Stable; Stoddard, Peggy,  
Barn

Property ID: 725204

### Physical description:

This small 1.5-story front-gabled rectangular wood frame barn is situated immediately east of the intersection of Monroe and Walnut streets, opposite Walnut's eastern terminus. The building, surrounded by a small grassy lawn, faces west onto Monroe, set back approximately 35 feet from the street. The surrounding neighborhood is a residential area near the eastern town limits. The front-gabled form identifies this agricultural building as a Gable or English Barn.

The barn rests on a wood post and pier foundation and is clad with vertical board and batten painted barn red, while cornerboards and window and door trim are painted white. The roof is a moderately pitched front gable, with moderately overhanging open eaves and exposed angle-cut rafter ends. An original rectangular front-gabled cupola is centered on the roof crest with metal louvers filling the sides. Roofing is standing seam sheet metal.

The main (west) façade is symmetrically arranged. A large original barn door, hand-crafted of narrow vertical boards with cross bracing, is centered on the first level, sliding on an overhead track and accessed by a low board ramp. Two identical four-light fixed windows, which appear to be modern hand-crafted replacements, flank the barn door, one on either side. The board window surrounds and sills appear original. A small nearly square original hay mow door, hand-crafted of narrow vertical boards, is centered above the barn door on the second level, with a modern U.S. flag motif "quilt" painting above it in the gable, and an original square diamond-shaped window in the gable peak. The window is now filled with narrow boards painted barn red.

One small nearly square wood sash casement window is placed off-center to the west (front) on the first level of the north side, and three similar windows, now filled with boards, are evenly spaced across the second level of the south side, above a vertical board pedestrian door with strap hinges and a hasp latch. Two small one-story shed-roofed additions with corrugated metal walls and roofing have been built onto the east (rear) side of the building.

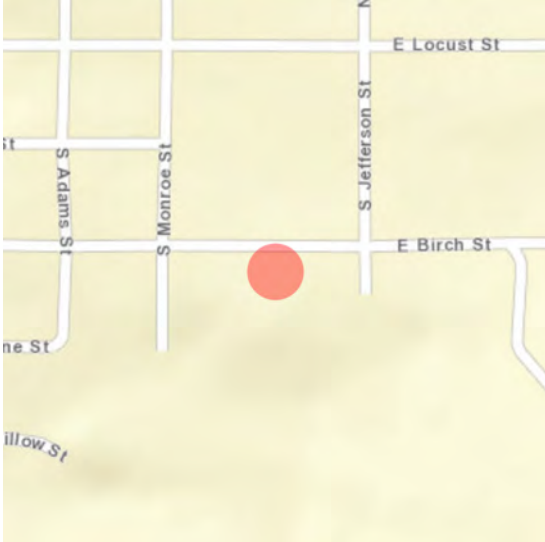


# Historic Property Report

Resource Name: Schneller, Bruce and Carol, Residence

Property ID: 725421

## Location



**Address:** 600 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11700200200

**Plat/Block/Lot:** N 110' OF W 10' LOT 2; N 110' OF E 1/2 LOT 3; BLK 2; KELLOGG'S 2ND ADD

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1897	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Schneller, Bruce and Carol, Residence

Property ID: 725421

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	



## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



Front porch and windows, 2021. View to SE.



Garage, north (front) and west sides, 2021. To SE.



Overview from Birch St., 2021. View to SW.



# Historic Property Report

Resource Name: Schneller, Bruce and Carol, Residence

Property ID: 725421

## Inventory Details - 4/23/2021

**Common name:** Schneller Residence  
**Date recorded:** 4/23/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-36  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - I House
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Folk Victorian

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Schneller, Bruce and Carol, Residence

Property ID: 725421

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1897 and, although Assessor's construction dates are generally estimates, the Waterville Historic Preservation Commission thinks this may be the oldest extant house in Waterville. Today the building is owned by Bruce and Carol Schneller.

National Register and Waterville Register eligibility:

Most doors and windows in this residence have been replaced with modern units, original narrow board cladding has been replaced with wide boards, and the prominent front porch has been enclosed; the form of the building, however, as viewed from the front remains essentially intact.

A high level of integrity is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of original doors, windows, and cladding and alteration of the front porch, have resulted in severely compromised physical integrity – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing on the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alterations remains recognizable as a historic residence, would be eligible for WRHP listing under Category 2 for its architectural merits and may also qualify for listing under other categories, especially if the building's status as the oldest extant residence in Waterville is confirmed. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Schneller, Bruce and Carol, Residence

Property ID: 725421

---

### Physical description:

This small 1.5-story side-gabled wood frame residence faces north onto Birch Street, midblock between Monroe and Jefferson streets in a residential neighborhood of southeastern Waterville. The building is set back approximately 35 feet from the street, surrounded by a grassy lawn with trees and bushes. A small historical garage sits to the rear of the house. The residence, although altered, is an example of the Folk Victorian architectural style, evidenced by the symmetrical I-House form with a prominent front cross-gable, simple cornice returns and other classical detailing, and Queen Anne multi-light windows.

The building rests on a poured concrete foundation and is clad with wide horizontal lapped siding boards, too wide to be the original cladding. The roof is a steeply pitched side-gable, at some point extended to cover a rear addition, creating the present saltbox form. Eaves are moderately overhanging and boxed with simple board fascia and soffits and roofing is standing seam sheet metal. A large prominent cross-gable is centered on the front slope of the roof.

The main (north) façade is symmetrically arranged. The front door, a wood panel and glass unit, is centered in a shallow recessed entry on the face of a small enclosed one-story porch. The porch canopy is hipped with boxed eaves and wood molding fascia, visually suggesting a simple classical cornice. A concrete walk and steps lead to the front door. A large original wood sash double-hung window, with multiple-light stained glass filling the upper portion of the upper sash, is symmetrically placed at each side of the porch. Both windows have an original board surround, topped with a wood molding crown suggesting a classical cornice. A pair of modern vinyl one-over-one windows, also with an original board and molding surround, is centered on the building's second level above the porch, extending into the cross-gable face.

Additional modern vinyl sash windows, vertical one-over-one and horizontal sliding units, are arranged over other visible elevations of the building. A modern replacement back door opens into the building near the center of the west wall, sheltered by a shallow open porch with a front-gabled canopy.

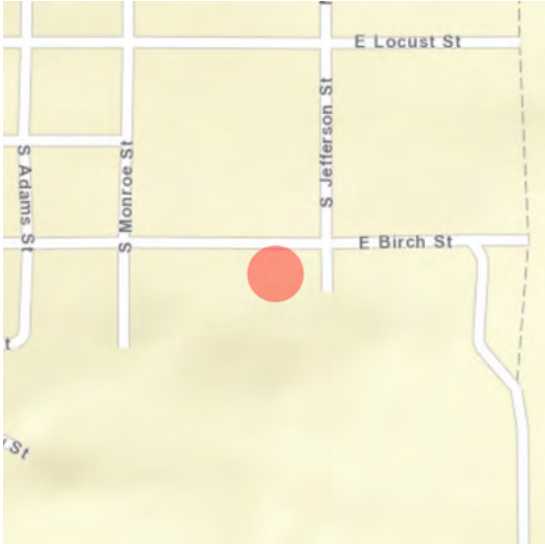
A small historical one-car garage sits to the rear of the house at the southwest corner of the lot, facing north toward Birch Street. The building has a moderately pitched front-gabled roof with open eaves and exposed rafter ends and is clad with horizontal boards. A modern metal vehicle door is centered on the main façade and a paved driveway connects the building with the street.



# Historic Property Report

Resource Name: Nelson, James and Barbara, Residence      Property ID: 725423

## Location



**Address:** 612 E Birch St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11700200102  
**Plat/Block/Lot:** W 33' LOT 1; E 82' LOT 2; ALL EX TAX 44 IN BLK 2; KELLOGG'S 2ND ADD  
**Geographic Areas:** T25R22E22, WATERVILLE Quadrangle, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Nelson, James and Barbara, Residence      Property ID: 725423

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

---

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	

---



## Photos



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



North (front) and west sides, 2021. View to SE.



Front porch and door, 2021. View to south.



Historical and modern garages, 2021. View to south.



Overview from Birch St., 2021. View to SE.





# Historic Property Report

Resource Name: Nelson, James and Barbara, Residence      Property ID: 725423

## Inventory Details - 4/23/2021

**Common name:** Nelson Residence  
**Date recorded:** 4/23/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-37

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gambrel - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Dutch Colonial Revival

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Nelson, James and Barbara, Residence      Property ID: 725423

---

**Significance narrative:**      Historic context:

Douglas County Assessor's records provide a construction date of 1916 for this residence. Today the home is owned by James and Barbara Nelson.

National Register and Waterville Register eligibility:

Although vinyl siding has replaced the original wood cladding, this meticulously maintained building retains its historical appearance. All windows and doors appear to be original wooden units and porches remain intact. Since the building retains an acceptable degree of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and may also qualify for listing under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an example of the Colonial Revival architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Nelson, James and Barbara, Residence      Property ID: 725423

### Physical description:

This very large 1.5-story side-gambrel wood frame residence faces north onto Birch Street, midblock between Monroe and Jefferson streets. The building sits on a slightly elevated lot, surrounded by a neat mowed lawn with trees, flowers, and shrubs. A low poured concrete retaining wall borders the front of the lot, interrupted by a central set of concrete steps leading up to the house. The residence is an example of the Colonial Revival architectural style's gambrel subtype, a form often called Dutch Colonial, as evidenced by the gambrel roof, prominent front porch with classical columns, multiple-light double-hung windows in pairs and other groupings, and general symmetrical arrangement. The building is a high style example of its type and is probably architect designed.

The residence rests on a poured concrete foundation and is clad with modern white vinyl siding that is difficult to distinguish from medium-width lapped boards. Cornerboards are also modern vinyl and a wide band of original board and molding trim extends across the top of the main façade wall. The roof is a moderately pitched side-gambrel clad with composition shingles. Eaves are moderately overhanging and boxed with molding fascia and board soffits, and prominent cornice returns ornament the gables. Three inset pairs of original six-over-six wood sash double-hung windows are symmetrically spaced across the steep lower pitch of the main façade roof and window surrounds are plain, probably vinyl.

A massive centrally placed one-story front porch extends from the building face, dominating the main (north) façade. Two enormous round wooden classical Tuscan columns with simple molding capitals and bases rise from the front corners of the elevated porch deck to support the canopy, a heavy nearly flat classical board and molding entablature. As originally constructed the entablature was probably flat, but a slightly pitched cap has been added to facilitate drainage. The main entrance, an original wood panel door with brass thumb latch, narrow eight-light wood sash sidelights, and wood sash leaded glass fanlight, is set into a shallow rectangular recessed entry on the building's main façade, sheltered by the front porch. Poured concrete steps, centered on the front of the porch, lead to the main entrance, and a modern faux wrought iron balustrade borders the steps and deck. Two large identical three-part original windows symmetrically flank the front porch, each a large central eight-over-eight wood sash double-hung unit with a narrow four-over-four wood sash double-hung unit on each side. Decorative shutters of undetermined material ornament the windows.

Additional windows are arranged over other elevations of the building, generally asymmetrically on the first level and symmetrically on the second level. All windows appear to be original wood sash multiple-light units and many are grouped in pairs. A shallow one-story rectangular bay window with a hipped roof and a band of three multiple-light windows on its face is offset to the front on the west side of the building. A small one-story sunroom, with a flat canopy supported on two large wooden Tuscan columns, is offset to the front on the east side of the building. A series of ornately curved and angled rafter ends embellish the sunroom canopy and banks of wood sash windows form the walls. Two utility buildings, a large historical hip-roofed garage with several vehicle bays and a high modern metal-clad garage, are situated to the rear of the house.

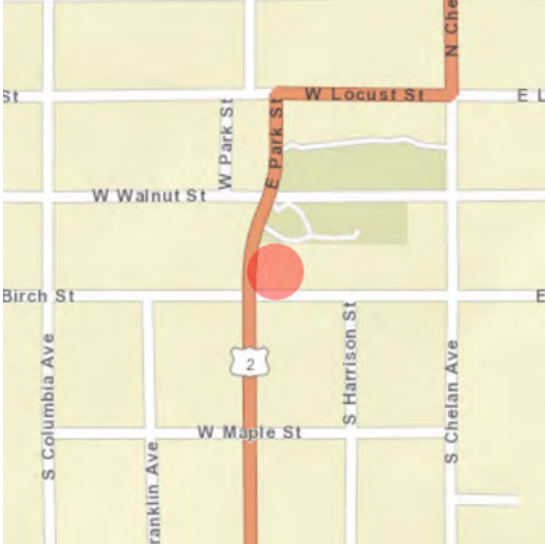


# Historic Property Report

Resource Name: Hatch, James, Residence

Property ID: 725427

## Location



**Address:** 211 S Central Ave, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700801500

**Plat/Block/Lot:** LOTS 15 & 16, 7 FT OF VAC ALLEY; BLK 8; WATERVILLE ORIGINAL

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1894	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Hatch, James, Residence

Property ID: 725427

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	



## Photos



West (front) and south sides, 2021. View to NE.



South and east (rear) sides, 2021. View to NW.



North and west (front) sides, 2021. View to SE.



West (front) and south sides, 2021. View to NE.



Main (west) entrance and window, 2021. View to NE.



Overview from Central Ave./Hwy. 2, 2021. View to NE.



# Historic Property Report

Resource Name: Hatch, James, Residence

Property ID: 725427

## Inventory Details - 4/23/2021

**Common name:** Hatch Residence  
**Date recorded:** 4/23/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-38A

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Single Dwelling - Cross Gable
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Asbestos - Shingles
Cladding	Wood - T 1-11
Cladding	Simulated Stone
Structural System	Wood - Balloon Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Hatch, James, Residence

Property ID: 725427

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this property as a former hotel or boarding house with rental cabins. Sanborn fire insurance maps show original sections of the two-story building, which is labeled a “dwelling,” in place by 1894; this building was not yet present in 1890. Maps for 1905, 1909, 1922, and 1942 continue to identify the building as a dwelling. Later Sanborn maps document construction of the western four cabins, labeled “rooms,” and the adjoining garages – presumably motel or rental units – between 1922 and 1942 (Sanborn Map Company 1890, 1894, 1905, 1909, 1922, 1942). The date of the fifth (eastern) cabin is unknown. Today both the two-story building and the cabins, currently owned by James Hatch, appear to be in use as rental properties. Separate Historic Property Inventory (HPI) forms were completed for the large residence and the cabin grouping since both would be considered primary buildings.

**National Register and Waterville Register eligibility:**

Most doors and windows in this residence have been replaced with modern units, the form of the building has been altered by construction of additions and enclosure of porches, and modern faux stone cladding has been added to the main facade. These changes have severely compromised the building’s physical integrity – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. The building, however, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area, cases in which a lesser degree of integrity may be acceptable.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alteration and replacement of historic fabric remains readily recognizable as a historic residence, would be eligible for WRHP listing under Category 2 or Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Hatch, James, Residence

Property ID: 725427

---

### Physical description:

This large two-story front-gabled wood frame residence is situated on the northeast corner of Central Avenue/Highway 2 and Birch Street in a residential neighborhood of southwestern Waterville. The building, surrounded by a yard with trees and bushes, faces west onto Central Avenue/Highway 2 and a modern fence separates the lot from the sidewalk and street. A row of tiny cabins borders the north side of the property. The residence's present irregularly rectangular plan appears to be the result of repeated remodeling and multiple additions to what was probably an L- or T-shaped cross-gabled building. Although remodeling has erased most clues to the building's architectural style, the canted bay window, cross-gabled form with a prominent front gable, and steeply pitched roof are evidence that the residence was built in the Queen Anne style.

Today the building is clad with wide horizontal courses of asbestos shingles, porches have been enclosed with vertical T1-11, and modern decorative faux stone has been added to the first level of the main (west) façade. The roof is a steeply-pitched front gable, with a large prominent front-gabled extension of the main roof, featuring a bellcast clipped gable, forming the building's main façade. This extension is very slightly offset to the north on the main roof's gable face and the extension's north slope is continuous with the north slope of the main roof. Another large prominent extension is situated on the south side of the building, this one a large cross-gable, also with a bellcast clipped gable. The rear gable of the main roof is also embellished with a bellcast clipped gable. Eaves are moderately overhanging, open, and enclosed with sheet metal fascia and soffits and roofing is composition shingle. Although the foundation is not visible it is presumably stone.

The first level of the front extension's main (west) façade is asymmetrically arranged while the upper story is symmetrical. The main entrance, a wood panel and glass door, opens into the building at the south side of the façade, with a pair of large wood frame picture windows at the north side. Faux stone clads the first level. Two tall narrow original wood sash double-hung windows, now highly deteriorated, are symmetrically spaced across the second level with a small modern metal louvered vent centered above them in the gable. A one-story canted bay window with an original tall narrow wood sash double-hung window in each face is centered on the lower face of the south extension, with a small nearly square wood sash casement window centered above it on the upper extension face. The bay window's shed-roofed canopy is a later addition. A one-story shed-roofed enclosed porch, no longer accessible from the exterior, fills the "L" between the front and south extensions and modern fixed wood frame and metal sliding windows have been added.

Remodeling has altered rear portions of the building, including construction of a modern sunroom at the southeast corner of the second story and enclosure of a full-width one-story back porch. Windows in these portions of the building are a mix of original tall narrow wood sash double-hung, modern vinyl one-over-one, modern fixed wood frame, and wood sash casement units and a modern door has been installed. The north wall also exhibits a mix of windows of various materials and evidence of remodeling and alteration.

The associated cabins are addressed in a separate Historic Property Inventory (HPI) form.

### Bibliography:

Sanborn Map Company  
1890, 1894, 1905, 1909, 1922, 1942 Waterville, Douglas County, Washington [maps].  
Sanborn Map Company, New York.



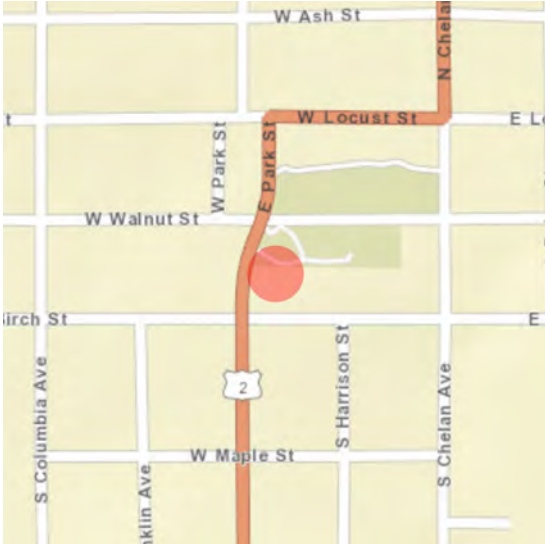


# Historic Property Report

Resource Name: Hatch, James, Cabins

Property ID: 725433

## Location



**Address:** 121 W Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700801500, 10700801600

**Plat/Block/Lot:** LOTS 15, 16, 17, & 18; 7 FT OF VAC ALLEY; BLK 8; WATERVILLE ORIGINAL

**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1930	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Hotel
Domestic	Domestic - Hotel

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Hatch, James, Cabins

Property ID: 725433

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/23/2021	Survey/Inventory	

## Photos



South (front) and west sides, 2021. View to NE.



South (front) and east sides, 2021. View to NW.



North (rear) and west sides, 2021. View to SE.



North (rear) of second cabin from west, 2021. To south.



North (rear) of fifth cabin from west, 2021. To south.



Overview from Central Ave./Hwy. 2, 2021. To NE.



# Historic Property Report

Resource Name: Hatch, James, Cabins

Property ID: 725433

## Inventory Details - 4/23/2021

**Common name:** Hatch Cabins  
**Date recorded:** 4/23/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-38B

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Drop Siding
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Hatch, James, Cabins

Property ID: 725433

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this property as a former hotel or boarding house with rental cabins. Sanborn fire insurance maps show original sections of the two-story building, which is labeled a “dwelling,” in place by 1894; this building was not yet present in 1890. Maps for 1905, 1909, 1922, and 1942 continue to identify the building as a dwelling. Later Sanborn maps document construction of the western four cabins, labeled “rooms,” and the adjoining garages – presumably motel or rental units – between 1922 and 1942 (Sanborn Map Company 1890, 1894, 1905, 1909, 1922, 1942). The date of the fifth (eastern) cabin is unknown. Today both the two-story building and the cabins, currently owned by James Hatch, appear to be in use as rental properties. Separate Historic Property Inventory (HPI) forms were completed for the large residence and the cabin grouping since both would be considered primary buildings.

**National Register and Waterville Register eligibility:**

Today more than half of the cabins’ original windows, doors, vents, and garages have been altered or removed, compromising the buildings’ physical integrity – integrity of design, materials, workmanship, and feeling. The cabins are therefore recommended not eligible for individual listing in the NRHP under Criterion C and the theme of Architecture. The cabins, however, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area, cases in which a lesser degree of integrity may be acceptable.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. These buildings, which despite alteration and replacement of historic fabric remain readily recognizable as a historic motel or other rental lodging, would be eligible for WRHP listing under Category 2 or Category 4 for their architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Hatch, James, Cabins

Property ID: 725433

---

### Physical description:

This row of five small connected cabins is situated on the northeast corner of Central Avenue/Highway 2 and Birch Street in a residential neighborhood of southwestern Waterville. The cabins face south toward the two lots' primary building, a large 1890s residence, and modern fences separate the lots from adjacent streets. The cabins are simple examples of the Craftsman architectural style, evidenced by the low-pitched gabled roofs, exposed rafter tails, knee braces, and general asymmetry. Construction of the western four cabins is identical, while that of the eastern cabin, which was added later, is quite different.

The western four cabins rest on poured concrete foundations and are clad with horizontal drop siding boards. Roofs are low-pitched front-gables with slightly overhanging open eaves, exposed square-cut rafter ends, and standing seam sheet metal roofing. A low garage with a very-low-pitched shed roof and exposed square-cut rafter ends is attached to each cabin's east side, so the cabins and garages alternate as presently joined. Each main (south) cabin façade is asymmetrically arranged: the front door, a wood panel and glass unit, is offset to the east on the building face with a large multiple-light wood sash casement window to the west and a small wooden louvered vent off-center in the gable peak. A small front-gabled porch hood with exposed rafter ends, supported on wooden knee braces, shelters the front door and low poured concrete steps and deck provide access. Each rear elevation is also asymmetrically arranged with a large four-light casement window, a slightly lower pair of four-light casements, and another wooden louvered vent off-center in the gable. Today fewer than half of the original windows, doors, and vents remain and nearly all garages have been enclosed for use as storage or woodsheds.

The eastern cabin, while similar, is clad with modern vertical T1-11, features angle-cut rafter ends and tiny knee braces in both gables, has a modern replacement door to the west on the main façade and a vinyl sliding window to the east, features two vinyl windows and a tiny vinyl vent on the rear elevation, and the slightly larger garage is placed on the west side of the cabin.

The associated 1890s residence is addressed in a separate Historic Property Inventory (HPI) form.

### Bibliography:

Sanborn Map Company  
1890, 1894, 1905, 1909, 1922, 1942 Waterville, Douglas County, Washington [maps].  
Sanborn Map Company, New York.



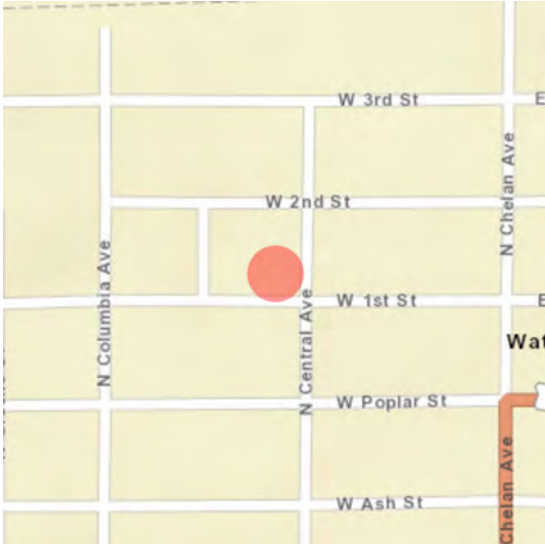


# Historic Property Report

Resource Name: Baptist Parsonage

Property ID: 725422

## Location



**Address:** 404 N Central Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 12701400700  
**Plat/Block/Lot:** LOTS 7 THRU 10; BLK 14; WILCOX 1ST ADD  
**Geographic Areas:** WATERVILLE Quadrangle, Douglas County, T25R22E21

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Religion
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Baptist Parsonage

Property ID: 725422

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/24/2021	Survey/Inventory	

## Photos



South and east (front) sides, 2021. View to NW.



East (front) elevation, 2021. View to west.



East (front) and north sides, 2021. View to SW.



West (rear) and south sides, 2021. View to NE.



Garage, west and south (front) sides, 2021. View to NE.



Overview from 1st St., 2021. View to NW.



# Historic Property Report

Resource Name: Baptist Parsonage

Property ID: 725422

## Inventory Details - 4/24/2021

**Common name:** Sinclair, Gary and Betsy, Residence  
**Date recorded:** 4/24/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-39

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - American Foursquare
Roof Type	Hip - Hip with cross gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Square

### Styles:

Period	Style Details
Late Victorian Period	Folk Victorian

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Baptist Parsonage

Property ID: 725422

---

**Significance narrative:** Historic context:

According to County Assessor's records, this residence was built in 1916, a date that should be considered approximate. The Waterville Historic Preservation Commission identifies this building as the historic Baptist Parsonage. Today the residence is owned by Gary and Betsy Sinclair.

National Register and Waterville Register eligibility:

Although the form of this historical building remains intact, replacement of nearly all original wood sash windows with incompatible modern vinyl units has severely compromised the structure's integrity of design, materials, workmanship, and feeling. Due to loss of integrity the residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. The building, however, may qualify for NRHP listing under other criteria or as a contributing element in a NRHP historic district, cases in which the integrity requirements may be slightly less stringent.

The Waterville Register of Historic Places has somewhat different requirements. This residence, which remains readily recognizable as the historic parsonage, could qualify for individual listing in the Waterville Register of Historic Places (WRHP) under Categories 1 or 4 for its association with a local religious community and, hence, with aspects of the Town's social and cultural heritage. The building may also qualify for WRHP listing under Category 2 for its architectural merits. The property would also undoubtedly qualify as a contributing element, should a Waterville Register historic district be identified in the area.





## Historic Property Report

Resource Name: Baptist Parsonage

Property ID: 725422

### Physical description:

This large 1.5-story (nearly two-story) wood frame American Foursquare residence is situated on the northwest corner of Central Avenue and 1st Street, facing east onto Central. The building is set back approximately 40 feet from the street, surrounded by a neat mowed yard with trees and bushes. A white picket fence borders the property. The neighborhood, located near the northern edge of town, is residential. The building was constructed in the Folk Victorian architectural style, as evidenced by Queen Anne and classical detailing applied to an American Foursquare house form—the prominent one-story porches with turned spindlework posts, classical-inspired cornerboard capitals and window surrounds, and the hipped roof with prominent cross-gables.

The building rests on a foundation of rough-faced concrete, or perhaps concrete stucco over stone or another material. Cladding is medium-width lapped horizontal boards with plain board and molding trim of a contrasting color. The tops of the cornerboards terminate in simple wood molding capitals, a subtle reference to classical columns. The moderately-pitched pyramidal roof features a large steeply-pitched cross-gable centered on each of the four roof slopes. Eaves are moderately overhanging, open, and enclosed with board and molding fascia and board soffits and roofing is composition single. A square red brick chimney with a corbeled top rises from a small flat at the peak of the roof.

The main entrance, a replacement four-light wood panel door, opens into the building slightly off-center to the south on the main (east) façade. Windows asymmetrically flank the door, a large vertical vinyl sash “four-over-one” window to the north and a fixed vinyl sash picture window (originally a pair of windows) to the south. An original full-width one-story porch with a board deck and hip-roofed canopy shelters the entrance and windows. Four evenly spaced turned wooden posts rise from the front of the deck to support the canopy’s board and molding entablature, and two engaged turned posts are situated on the building face at the porch’s rear corners. Low poured concrete steps are centered on the porch face. Two more vertical vinyl sash “four-over-one” windows are centered on the second level above the porch, extending into the cross-gable. Windows and doors are set into original plain board surrounds, each topped with a wood molding crown suggesting a classical cornice.

A one-story hip-roofed canted bay window with a vinyl sash “four-over-one” window on each face is offset to the front on the highly visible south side elevation. A small hip-roofed porch with turned wooden posts is situated to the rear of the bay window, sheltering a multiple-light wood frame back door, which is probably original, and another vinyl sash “four-over-one” window. Additional windows, nearly all modern vinyl sash replacements, are arranged over other elevations of the building, asymmetrically on the first level and symmetrically on the second level. A small one-story gabled addition has been added to the rear of the building.

A large one-story two-car garage sits to the rear of the house, facing south onto 1st Street. This building rests on a poured concrete slab and is clad with wide lapped boards. The roof is a low-pitched front-gable with widely overhanging open eaves, enclosed with board fascia and plywood soffits. Roofing is corrugated sheet metal. Two large modern metal vehicle doors with vinyl windows are centered on the main (south) façade with a small horizontal modern hay mow door above them. A band of eight-light wood sash casement windows extends across the rear elevation of the building with an identical window in the gable, and three identical windows are arranged across the east side and three more across the west side of the building.

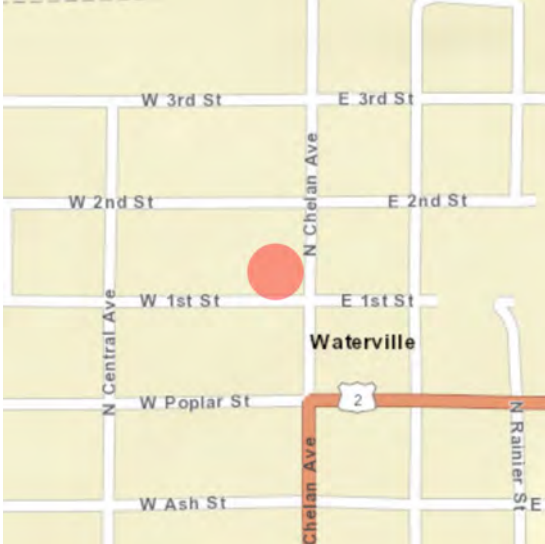


# Historic Property Report

Resource Name: Ruud, John, Residence

Property ID: 725447

## Location



**Address:** 402 N Chelan Ave, Waterville, Washington, 98858

**Tax No/Parcel No:** 12701600002

**Plat/Block/Lot:** E 130' OF BLK 16; WILCOX 1ST ADD

**Geographic Areas:** T25R22E21, WATERVILLE Quadrangle, Douglas County

## Information

**Number of stories:** 2.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Ruud, John, Residence

Property ID: 725447

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	4/24/2021	Survey/Inventory	



## Photos



South and east (front) sides, 2021. View to NW.



East (front) elevation, 2021. View to west.



East (front) and north sides, 2021. View to SW.



West (rear) and south sides, 2021. View to NE.



South elevation, 2021. View to north.



Overview from Chelan Ave., 2021. View to SW.



# Historic Property Report

Resource Name: Ruud, John, Residence

Property ID: 725447

## Inventory Details - 4/24/2021

**Common name:** Ruud Residence  
**Date recorded:** 4/24/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-40

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Cross Gable
Roof Type	Gable - Cross
Roof Material	Metal - Standing Seam
Cladding	Brick - Stretcher Bond
Cladding	Stucco
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Free Classic
Late Victorian Period	Queen Anne
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





# Historic Property Report

Resource Name: Ruud, John, Residence

Property ID: 725447

**Significance narrative:** Historic context:

According to County Assessor’s records this residence was built in 1920, although the building’s appearance and style suggest it is older. The house is currently owned by John Ruud.

National Register and Waterville Register eligibility:

This building remains amazingly intact with nearly all doors, windows, and exterior fabric original. Based on its high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of Queen Anne Free Classic architecture, in this case influenced by the Craftsman architectural tradition. The property may also qualify for WRHP listing under other categories, and could undoubtedly contribute to eligibility of a Waterville Register historic district.

**Physical description:**

This large 2.5-story cross-gabled wood frame residence is situated on the northwest corner of Chelan Avenue and First Street in a quiet residential neighborhood of northwestern Waterville. The house faces east onto Chelan, surrounded by a neat mowed lawn with trees, shrubs, and flowers. The residence was constructed as a high style example of the Queen Anne architectural style’s Free Classic subtype, evidenced by the building’s mix of symmetry and asymmetry, cross-gabled roof, variety of wall textures, full-width one-story front porch, and classical detailing, including cornice returns, modillions, and decorative pediments. The architectural design is also influenced by the contemporaneous Craftsman style, demonstrated by the battered porch posts and piers, prominent brick chimney flanked by small identical windows, and vertical divisions in the upper window sash.

The house rests on poured concrete foundation and is clad with white-painted brick veneer in a stretcher bond on the first level, smooth white-painted stucco on the second level, and dark brown staggered rectangular wood shingles in the gables. Lower margins of the second floor walls are flared and a decorative wood molding belt course beneath this feature divides the first floor from the second, while a wide band of board and molding trim separates the second floor from the attic story. The roof is a moderately-pitched front-gable with two large cross-gables, as wide or wider than the main roof gables, placed off-center to the front (east), one on the north slope of the roof and one on the south slope. Prominent cornice returns embellish the gables of the main roof and the cross-gables. Eaves are widely overhanging and boxed with wood molding fascia, board soffits, and simple curved and notched modillions arranged singly or in pairs beneath the eaves. A large square brick chimney rises from the peak of the roof slightly east of center, and the entire roof is covered with modern standing seam sheet metal roofing.

The main (east) façade, asymmetrically arranged on the first level and symmetrically arranged on the upper two levels, is highly embellished. A full-width hip-roofed front porch extends across the first floor of the façade. Three unevenly spaced posts– slender,



## Historic Property Report

Resource Name: Ruud, John, Residence

Property ID: 725447

square, battered, and bellcast stucco-clad features with simple board and molding capitals and bases – rise from stout square battered brick piers to support the canopy's board and molding entablature. An open board balustrade connects the piers and this feature, as well as the posts, piers, and entablature, are painted white. A low cross-gable with cornice returns and modillions ornaments the north side of the porch canopy, centered over wide board steps leading to the narrow tongue-and-groove porch deck. The main entrance, a wood door with an ornate window and wood panel and leaded glass sidelights, is offset to the north on the main building façade, sheltered by the porch and nearly aligned with the front steps. A large original wood sash three-part window, composed of a central five-over-one cottage window with a two-over-one double-hung window on each side, is situated south of the entrance, also sheltered by the porch.

On the second level of the main facade, two pairs of original wood sash double-hung four-over-one windows are symmetrically arranged across the building face. A projecting wooden segmental arch with a small wooden keystone is centered above each window pair, the recessed space beneath the arch filled with false half timbering in a fanlight pattern, composed of vertical and angled boards on a vertical beadboard background. The gable face at the attic level is filled with staggered imbricated shingles and a small sliding vinyl sash window, set into an original shed-roofed surround with miniature modillions, is centered in the gable peak. A wide band of board and molding trim outlines the gable rake and forms prominent cornice returns, supported on modillions, at the lower corners. The second floor window arches extend from the cornice returns to a central board and molding trim segment, also supported on modillions, creating the appearance of a classical pediment. Other than the dark brown shingle cladding all elements are painted white.

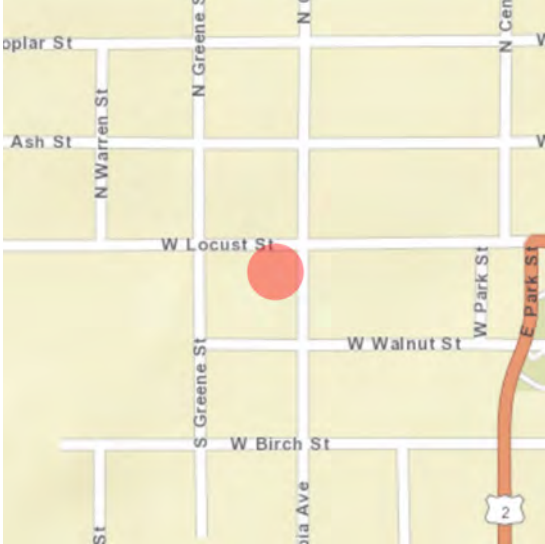
The main façade's classical ornament is repeated in muted fashion on other elevations of the building. Windows on these sides are nearly all original wood sash units – four-over-one, three-over-one, two-over-one, and one-over-one double-hung units with vertical divisions in the multiple-light sash, and single-light casements – although windows in the attic level gable faces are all vinyl sash. A full-height exterior rectangular brick chimney, with a stepped shoulder creating a wide rectangular base, is placed off-center to the front (east) on the highly visible south side of the building, flanked by two small nearly square identical windows. A small one-story hip-roofed rectangular bay window is set to the rear on this wall. This feature has been altered and original large windows on its face have been replaced with incompatible small windows. A small enclosed porch is located at the northwest (rear) corner of the building.

# Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

## Location



**Address:** 102 S Columbia Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11202500100  
**Plat/Block/Lot:** LOTS 1 THRU 5 and 10' VAC COLUMBIA ST; BLK 25; GREEN'S 2ND ADD  
**Geographic Areas:** Douglas County, T25R22E21, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1915	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

#### Category

Architecture

### Architect/Engineer:

Category	Name or Company
Architect	James Kinney
Builder	James Kinney



# Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/15/2021	Survey/Inventory	



## Photos



NE (front) elevation, 2021. View to SW.



SE side, 2021. View to NW.



NW side, 2021. View to SE.



Garage, south and east (front) sides, 2021. View to NW.



Overview from Locust-Columbia intersection, 2021. To SW.



Original HPI form(s)





# Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

## Inventory Details - 7/15/2021

**Common name:** Horn, Benjamin B., Residence  
**Date recorded:** 7/15/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-41  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Pyramidal
Roof Material	Asphalt/Composition - Shingle
Cladding	Metal - Aluminum Siding
Structural System	Wood - Platform Frame
Plan	Octagonal

### Styles:

Period	Style Details
Late Victorian Period	Free Classic
Late Victorian Period	Queen Anne

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

---

**Significance narrative:** Historic context:

Master craftsman James Kinney built this home for himself ca. 1915. Although simpler and smaller, the building was almost identical to the home he had previously designed and constructed for his daughter and her husband near Mansfield. Both homes featured the octagonal plan, two levels with an additional room at the top, and an interior spiral staircase leading to a circular second floor landing. In 1974 the home was owned by Mr. and Mrs. Carl E. Koenig, while today it is owned by Benjamin B. Horn (Douglas County Assessor 2021; Washington State Historic Preservation Inventory Project 1974:2).

National Register and Waterville Register eligibility:

Although much of the fabric of this historical home has been replaced with modern materials, the building retains its original form and would remain recognizable to people familiar with it during the historical period. Modern replacement cladding, doors, and many windows and alteration of the front porch, however, have resulted in compromised integrity of design, materials, workmanship, and feeling. The residence is therefore recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C for its architectural merits or as an example of master craftsman James Kinney's work. However, if a NRHP historic district is identified in the area, this building may qualify for listing, since a lesser degree of integrity is often acceptable for elements contributing to NRHP eligibility of a district.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different. This building, which despite replacement of fabric remains recognizable as the historic residence, would be eligible for WRHP listing under Category 4 for its unusual architecture, under Category 3 as an example of master craftsman James Kinney's work, and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

---

### Physical description:

This small 1.5-story wood frame residence was built with a highly unusual octagonal plan. The building, surrounded by a grassy yard, is situated on the southwest corner of Columbia Avenue and Locust Street, facing northeast toward the intersection. The surrounding neighborhood is residential, near the western edge of Waterville. The residence was probably constructed in the Free Classic subtype of the Queen Anne architectural style and features dormers with prominent cornice returns or pediments and a board and molding entablature with decorative brackets; the original house presumably had classical support columns across the front of the porch, which have since been removed.

The residence rests on a poured concrete foundation and is clad with aluminum siding resembling horizontal wide lapped boards. Composition is generally symmetrical, although most first level windows are asymmetrically arranged. The roof is a steeply pitched eight-sided pyramidal feature with moderately overhanging boxed eaves and composition shingle roofing. An original metal finial rises from the peak of the roof. Each of the eight sections of the roof feature a prominent front-gabled dormer, alternately large with cornice returns and small and pedimented. A large vertical one-over-one window is centered on each large dormer face and a small horizontal sliding window is centered on each small dormer face. Although the windows are probably original wood sash, vinyl storm windows make them difficult to see.

A large deeply recessed one-story cutaway porch dominates the main (northeast) façade. The main entrance, a modern replacement panel and glass door, is centered on the canted recessed central section of the rear porch wall. Three large ca. 1950s/1960s replacement wood sash windows are asymmetrically arranged across various faces of the rear porch wall, two to the left of the entrance and one to the right. Originally the porch probably had classical or wood support posts, which have been replaced with slender ca. 1960s metal poles with spiral designs – two sets of poles at each side of the central poured concrete steps, connected by matching metal balustrades. The porch deck is an original or early narrow board feature while the soffit is original beadboard. The poles support an original wide board and molding entablature, extending across the top of the cutaway porch beneath the eaves and ornamented with a series of original notched and curved wooden brackets. A large roof dormer is centered over the porch with two small dormers over the sides of the porch.

Additional windows and doors, most modern replacements, are asymmetrically arranged over other first level sides of the building, and a large modern board deck with a peeled pole balustrade and corrugated fiberglass canopy wraps around the south and southwest sides of the house. An original tall narrow full-height exterior red brick chimney, with corbeled shoulders and top, is built against the southeast side of the building.

A large rectangular garage, apparently converted from a small residence or shop moved to this location, rests on a modern concrete block and wood chunk foundation at the southeast corner of the lot, facing east onto Columbia Avenue. The building is clad with wide lapped boards and the low-pitched front gabled roof is covered with standing seam sheet metal. Two modern metal vehicle doors have been added on the main (east) façade while original pedestrian doors and windows on other elevations remain usable or have been sealed.



## Historic Property Report

Resource Name: Kinney, James, House

Property ID: 754

---

### **Bibliography:**

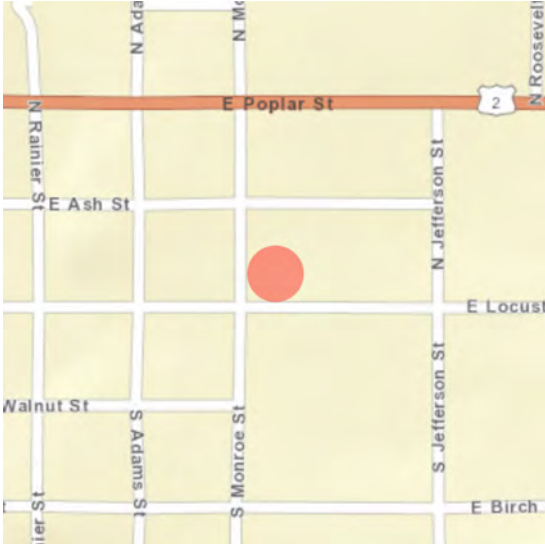
Douglas County Assessor

2021 Douglas County Assessor's records. Electronic document, <https://douglaswa-taxsifter.publicaccessnow.com/Search/Results.aspx>, accessed April 1, 2021.

Washington State Historic Preservation Inventory Project

1974 Inventory Form: Kinney, James, House/Koenig, Carl E., House. Washington State Historic Preservation Inventory Project, Washington State University, Pullman. On file Washington State Department of Archaeology and Historic Preservation, Olympia.

## Location



**Address:** 505 E Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11600200205  
**Plat/Block/Lot:** S 1/2 W 145 FT. LOT 2; BLK. 2; KELLOGG'S 1ST ADD  
**Geographic Areas:** T25R22E22, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1899	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Kinkade House

Property ID: 725420

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/15/2021	Survey/Inventory	

## Photos



South (front) and east sides, 2021. View to NW.



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



East and north (rear) sides, 2021. View to SW.



Wraparound front porch, 2021. View to NE.



Garage, north and west (front) sides, 2021. View to SE.



# Historic Property Report

Resource Name: Kinkade House

Property ID: 725420

## Inventory Details - 7/15/2021

**Common name:** Nelson, Larry and Cathi, Residence  
**Date recorded:** 7/15/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-42

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Single Dwelling - Cross Gable
Roof Type	Hip - Hip with cross gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Free Classic
Late Victorian Period	Queen Anne

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Kinkade House

Property ID: 725420

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this building as the historic Kinkade House. According to County Assessor's records the residence was built in 1912, a date that should be considered a rough estimate. The building is currently owned by Larry and Cathi Nelson, who believe it was built ca. 1899, a date supported by the building's appearance and construction.

National Register and Waterville Register eligibility:

This building remains largely intact with most doors, windows, and other exterior fabric original. Based on this high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP-eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as a good example of the Free Classic subtype of the Queen Anne architectural style, and may qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large 1.5-story irregularly rectangular wood frame residence is situated on the northeast corner of Monroe and Locust streets in a quiet residential neighborhood of northeastern Waterville. The house faces south, surrounded by neat mowed lawns with shady trees and colorful flower beds, and a high privacy hedge separates the lot from adjoining streets and properties. The residence was constructed in the Free Classic subtype of the Queen Anne architectural style, evidenced by the building's asymmetrical arrangement, irregularly shaped roof, prominent front-facing gable, shingles and other textured wall cladding, wraparound porch with classical columns, and other classical detailing.

The building rests on a mortared stone foundation, a mix of unaltered and roughly shaped local basalt cobbles and boulders. Cladding is narrow horizontal lapped boards (clapboard), with evenly coursed rectangular wood shingle imbrication in the gable faces and dormer pediment. Cornerboards and trim are of a contrasting color. The roof is a steeply-pitched hip with three large prominent cross-gables, one on the main (south) façade and one on each side of the building, each forming a shallow rectangular extension from the main building face. A small pedimented dormer is situated on the rear (north) slope of the roof. Eaves are moderately overhanging and boxed with original wood molding fascia and board soffits, and prominent cornice returns ornament the gables. Roofing is composition shingle. Two high red brick chimneys with corbeled tops rise from the main building roof, a rectangular chimney at the front of the roof crest and a square chimney on the rear slope of the roof at its juncture with the dormer.

The front cross-gabled extension and adjoining wraparound front porch visually dominate the building's main (south) façade. The extension gable is embellished with wood shingle cladding, wide arched trim, and large cornice returns and a small modern one-over-one vinyl sash window is centered in the gable face. The extension's first level face is elaborated with horizontal clapboard, cutaway corners forming a canted bay window, and





## Historic Property Report

Resource Name: Kinkade House

Property ID: 725420

contrasting board trim. A large original wood sash cottage window, the upper sash ornamented with a distinctive diamond design, is centered on the main bay window face with original one-over-one wood sash double-hung windows on both canted faces, and intricate scrollsaw-cut brackets with a round pendant ornament the east face overhang. The prominent one-story porch wraps around the southwest corner of the building between the front and west cross-gabled extensions, sheltered under an extension of the main hipped roof. Four classical round wooden Tuscan columns with simple wood molding capitals and bases rise from the modern replacement board deck to support a simple board and molding entablature and the roof above. The back wall of the porch is a series of complex angles with a wood panel and glass door with a transom light or an original wood sash window on most faces. Poured concrete steps on the front of the building access the porch.

East and west cross-gabled extensions repeat the ornament of the front extension, although only one corner of the west extension is canted and east extension corners are rectangular. Additional windows are arranged over other elevations of the building, generally asymmetrically on the first level and symmetrically on the upper level. Most first level windows are original wood sash one-over-one units of various sizes, with diamond design upper sash in highly visible portions of the house, while upper level windows are modern one-over-one vinyl sash replacements. All original window openings are provided with original board surrounds, topped with a wood molding crown suggesting a classical cornice. The one-story back porch has been enclosed.

A large modern detached garage at the rear of the house faces west onto Monroe Street. This building rests on a concrete slab and is clad with metal siding resembling horizontal clapboard. The low-pitched front-gabled roof is covered with composition shingles. A large modern vehicle door is centered on the main façade with a modern vinyl fanlight above it in the gable.

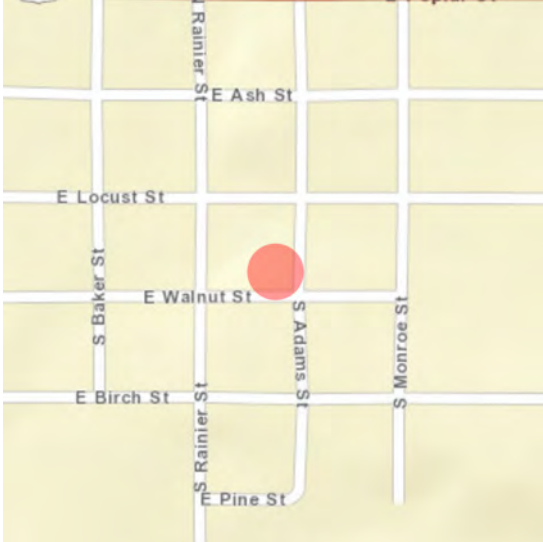


# Historic Property Report

Resource Name: Rogers House

Property ID: 578373

## Location



**Address:** 317 E Walnut St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11901701100  
**Plat/Block/Lot:** LOTS 11 THRU 13 and E 18 FT. LOT 14; VAC. W 10 FT. ADAMS ST; BLK 17; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 2.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

#### Category

Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Rogers House

Property ID: 578373

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2018-01-00334, , Walnut Street Reconstruction, Town of Waterville	1/21/2019	Determined Eligible	Holly Borth, 1/31/2019
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/15/2021	Survey/Inventory	



## Photos



South (front) and east sides, 2021. View to NW.



Main entrance and porte cochere, 2021. View to NW.



West and south (front) sides, 2021. View to NE.



East and north (rear) sides, 2021. View to SW.



Garage, south (front) and east sides, 2021. To NW.



Overview from Walnut St., 2021. To NE.



# Historic Property Report

Resource Name: Rogers House

Property ID: 578373

## Inventory Details - 7/15/2021

**Common name:** Stalwick, Juanita, Residence  
**Date recorded:** 7/15/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-43

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Cross
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



# Historic Property Report

Resource Name: Rogers House

Property ID: 578373

**Significance narrative:** Historic context:

According to the Waterville Historic Preservation Commission this residence is the historic Rogers House. Today the property is owned by Juanita Stalwick and appears to be in use as an apartment house.

National Register and Waterville Register eligibility:

This building remains amazingly intact with nearly all doors, windows, and other exterior fabric original. In January 2019, in recognition of the building's high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the Department of Archeology and Historic Preservation (DAHP) formally determined the building eligible for listing in the National Register of Historic Places (NRHP), both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area (Walton 2019).

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as a high style example of the Craftsman architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large 2.5-story cross-gabled wood frame residence is situated on the northwest corner of Walnut and Adams streets, across from the county courthouse. The area is primarily residential with a mix of houses from different eras. The residence, which currently appears to be divided into apartments, faces south onto Walnut Street, surrounded by mowed lawns and leafy shade trees. The building was constructed in the Craftsman architectural style, as evidenced by the widely overhanging open eaves with exposed rafter ends, decorative knee braces in the gables, wood shingle cladding and false half-timbering, prominent front sun rooms with stout square columns, large brick chimneys, and general asymmetry.

The building rests on a poured concrete foundation and is clad with moderately wide horizontal lapped boards with wood shingle and vertical board false half timbering in the gables. The roof is a moderately-pitched side gable with a prominent partial width cross-gable offset to the west on the front slope of the roof and a larger full-width cross-gable forming a rear extension of the building. Eaves on all portions of the roof are widely overhanging and open with exposed angle-cut rafter ends, and large wooden knee braces embellish all gables. Roofing is modern standing seam sheet metal.

A two-story symmetrically arranged enclosed sunroom dominates the main (south) façade. Three stout two-story piers bound the feature, one at each corner and one in the center, the first floor portions red brick in a stretcher bond and the second floor portions clad with horizontal clapboard. Low clapboard covered half walls extend between the piers on both the first and second levels, wrapping around the east and west sides of the sunroom, while continuous bands of wood sash double-hung windows fill the upper walls, large windows with 28-light leaded glass upper sash over single-light lower sash on the first story, and small narrow windows with nine-light leaded glass upper sash over single-light lower sash on the second story. The upper sunroom roof is flat with widely overhanging eaves and a narrow pent roof visually separates the first and second sunroom levels.

At the east side of the first floor sunroom a small rectangular cutaway porch shelters the





## Historic Property Report

Resource Name: Rogers House

Property ID: 578373

main entrance, a vertical panel wood door with an eight-light leaded glass window. The door opens into the north porch wall, accessed by the porch's low poured concrete steps and wooden deck. A small side-gabled and pedimented porte cochere is immediately adjacent to the porch, extending from the first floor sunroom over a narrow concrete driveway to a pair of square brick piers on rounded concrete pedestals. The two porte cochere piers are joined by a brick half wall and wooden extensions of the piers extend upward above the porte cochere canopy where they terminate in small side-gabled caps. A prominent cross-gable rises above the sunrooms, offset to the west on the main (south) building façade, the gable face clad with wood shingle and vertical board false half timbering and ornamented with knee braces. A massive rectangular exterior red brick chimney with a corbeled top extends up the center of the face and pierces the overhanging roof peak, with a small square 16-light leaded glass wood sash casement window to each side. A small shed-roofed dormer with a leaded glass window and knee brace ornament is situated east of the cross-gable on the front slope of the roof.

Additional windows, nearly all original wood sash double-hung units with multi-light leaded glass sash over single-light sash, are arranged, generally asymmetrically, over other elevations of the building. A small rectangular bay window with a shed roof is situated on the west elevation of the building and a small enclosed hip-roofed porch opens into the northeast rear corner of the structure. Two more large red brick chimneys are situated on rear portions of the building. An original small detached front-gabled garage, repeating the decorative detailing of the house, sits to the rear of the residence. A modern pedestrian door and a modern vehicle door fill the garage's main (south) face.

### Bibliography:

Walton, Lauren  
2019 Historic Property Report, Inventory 1/21/2019: Residence, 317 E. Walnut St., Waterville [Rogers House]. On file, Department of Archaeology and Historic Preservation, Olympia.

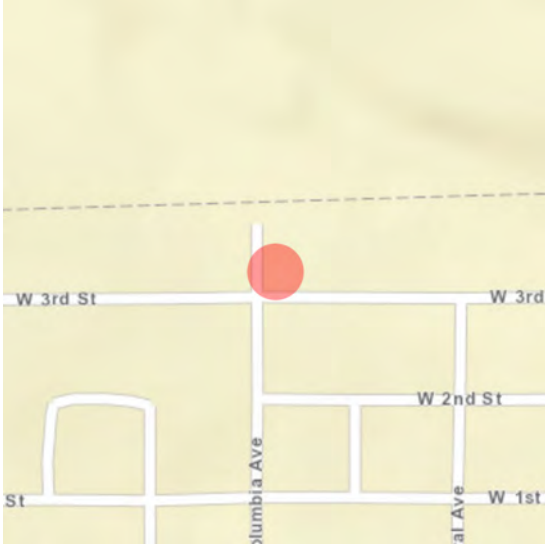


# Historic Property Report

Resource Name: Planetz Dairy

Property ID: 578477

## Location



**Address:** 239 W 3rd St, Waterville, Washington, 98858

**Tax No/Parcel No:** 12702901100

**Plat/Block/Lot:** LOTS 11 THRU 15; PLUS VAC ALLEY; BLK 29; WILCOX 1ST ADD

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E

## Information

**Number of stories:** N/A

### Construction Dates:

Construction Type	Year	Circa
Built Date	1890	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Planetz Dairy

Property ID: 578477

---

**Thematics:**

**Local Registers and Districts**

---

Name	Date Listed	Notes
------	-------------	-------

---

**Project History**

---

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/15/2021	Survey/Inventory	

---



## Photos



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



South (front) and east sides, 2021. View to NW.



Main entrance and front porch, 2021. View to NE.



SE corner of front porch, 2021. View to NW.



Overview from 3rd St., 2021. View to east.



# Historic Property Report

Resource Name: Planetz Dairy

Property ID: 578477

## Inventory Details - 7/15/2021

**Common name:** Koontz, Christopher and Jandell, Residence  
**Date recorded:** 7/15/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-44

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
<b>Form Type</b>	Single Dwelling - Gable Fronter/Homestead House
<b>Roof Type</b>	Gable - Front
<b>Roof Material</b>	Asphalt/Composition - Shingle
<b>Cladding</b>	Wood - Drop Siding
<b>Cladding</b>	Wood - Shingle
<b>Structural System</b>	Wood - Platform Frame
<b>Plan</b>	T-Shape

### Styles:

Period	Style Details
Late Victorian Period	Queen Anne

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





# Historic Property Report

Resource Name: Planetz Dairy

Property ID: 578477

---

**Significance narrative:** Historic context:

The Waterville Historic Preservation Commission identifies this property as the historic Planetz Dairy and County Assessor's records provide a construction date of 1890 for the residence. The house is currently owned by Christopher and Jandell Koontz.

National Register and Waterville Register eligibility:

This building remains largely intact with most doors, windows, and other exterior fabric original. Based on this high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria as well. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as a good example of the Queen Anne architectural style, and may qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This large 2.5-story front-gabled wood frame residence is situated on the northeast corner of 3rd Street and Columbia Avenue, facing south onto 3rd. A neat mowed yard with trees and bushes surrounds the house. The neighborhood is residential, at the northern margin of the developed town, and the northern extension of Columbia Avenue immediately west of the house is merely a graveled dead-end driveway. Several outbuildings apparently associated with the residence, including a barn and sheds, are clustered to the rear of the house, but on different tax parcels. The residence was constructed in the Queen Anne architectural style, as evidenced by the prominent front-facing gable, steeply pitched roof, various cladding textures, asymmetrically arranged façade, full-width wraparound porch, cutaway bay windows with scrollsaw cut brackets, multi-light colored glass transom lights, and ornamented gables.

The building is clad with horizontal drop siding boards, with octagonal wood shingles in the gables, vertical narrow boards cladding a recessed second story porch and other small areas, and horizontal lapped medium width boards covering the front porch balustrade. Cornerboards and trim are of a contrasting color, in places suggesting false half timbering. The roof is a steeply-pitched front gable with two large prominent cross-gables, one symmetrically placed on each side of the building to form a shallow extension at the rear of each wall. Eaves are moderately overhanging, open, and enclosed with wood molding fascia and board soffits and roofing is composition shingle. A large square red brick chimney with a corbeled top rises from the rear west slope of the roof. Although the foundation is not visible it is presumably stone.

The first two levels of the main (south) façade are asymmetrically arranged while the upper half story is symmetrical. A full-width one-story porch with a very low-pitched hipped canopy extends across the front of the building and curves around the corner onto the east side. A series of slightly battered wood posts rise from narrow vertical board piers to support the canopy, and a low half wall clad with horizontal lapped boards extends between the piers forming a balustrade. [Craftsman elements used in the porch are probably later stylistic updates.] The main entrance, an original two-leaf wood panel and glass door with a pair of wood sash transom lights, opens into the building at the



## Historic Property Report

Resource Name: Planetz Dairy

Property ID: 578477

west side of the main façade, sheltered by the porch. A large three-part window is situated at the east side of the main façade, also sheltered by the porch. This feature is composed of a large central wood sash single-light window with a narrow wood sash double-hung window at each side and a three-part wood sash transom with 12-light multicolored sash flanking a central single light. Modern board steps lead to the front door and wooden latticework covers the space beneath the porch. A pair of one-over-one wood sash double-hung windows is offset to the east on the second story level, with a recessed porch, now enclosed with a band of fixed windows, at the southwest corner of the building. The ornate front gable is embellished with a rectangular design belt course featuring a sunburst motif in the center, octagonal fishscale and rectangular shingles, wide board trim in the rake, and a decoratively curved bargeboard and truss pattern openwork in the gable peak. Three windows are symmetrically arranged in the gable face, a large one-over-one wood sash double-hung unit in the gable peak and a small vertical wood sash casement below at each side.

The wraparound front porch extends to the cross-gabled extension on the east side of the building. A three-part window with a three-part transom band, identical to that of the main façade, is sheltered by the porch at the south (front) of the wall. Cutaway corners on the first level of the cross-gabled extension form a canted bay window. An original wood panel and glass door occupies the south canted face, while the north face is ornamented with scrollsaw cut sunburst motif brackets. A pair of one-over-one wood sash double-hung windows is centered on the main face of bay window, with a single identical window centered above on the extension's second level. The gable is embellished with a rectangular design belt course and octagonal and rectangular wood shingle imbrication.

The west side of the building is similar to the east side. Cutaway corners on the first level of the cross-gabled extension may have once formed a canted bay window; today, apparently due to construction of a large one-story rear addition, only the front canted corner remains visible, ornamented with scrollsaw cut sunburst motif brackets. A pair of wood sash double-hung windows is centered on both the first and second story levels of the extension face and the gable ornament is identical to that of the east extension. The enclosed recessed second story porch noted on the main façade wraps around to the west side of the building.



# Historic Property Report

Resource Name: MacNeil, Jaden, Residence

Property ID: 725338

## Location



**Address:** 119 W Ash St, Waterville, Washington, 98858

**Tax No/Parcel No:** 10700101800

**Plat/Block/Lot:** E 16' LOT 18; LOT 19; 7' ADJ ALLEY; BLK 1; WATERVILLE ORIGINAL

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E21, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1900	<input checked="" type="checkbox"/>
Remodel	1965	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: MacNeil, Jaden, Residence

Property ID: 725338

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	



## Photos



West and south (front) sides, 2021. View to NE.



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



South (front) addition, 2021. View to NE.



Overview from Ash St., 2021. View to NE.





# Historic Property Report

Resource Name: MacNeil, Jaden, Residence

Property ID: 725338

## Inventory Details - 7/16/2021

**Common name:** MacNeil Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-45

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling
Roof Type	Gable - Cross
Roof Type	Flat with Eaves
Roof Type	Mansard
Cladding	Wood - Clapboard
Cladding	Wood - T 1-11
Cladding	Brick - Stretcher Bond
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement	Mansard

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: MacNeil, Jaden, Residence

Property ID: 725338

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence, currently owned by Jaden MacNeil, was built in 1900, a date that should be interpreted as a rough estimate.

**National Register and Waterville Register eligibility:**

Extensive remodeling – replacement of windows and doors with incompatible modern units and construction of a large Mid-Century addition across the entire front façade – has left this residence virtually unrecognizable as the original historical building. Although the Mid-Century facade was added over 50 years ago and has consequently achieved historical status, the building is not a good example of Mansard Modernist architecture since the original building's gables and chimney are clearly visible above the facade. Due to severely compromised integrity – of design, materials, workmanship, and feeling – this residence is recommended not eligible for listing in the National Register of Historic Places (NRHP) either individually or as a contributing element in a NRHP historic district.

Extensive alteration probably also precludes listing of this building in the Waterville Register of Historic Places (WRHP), individually or as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: MacNeil, Jaden, Residence

Property ID: 725338

---

### Physical description:

This small 1.5-story wood frame residence faces south onto Ash Street, midblock between Central and Chelan avenues, in a residential neighborhood of northwestern Waterville. The house is surrounded by a yard with “natural” trees, bushes, basalt boulders, and winding concrete flagstone paths, typical of 1960s landscaping. During extensive ca. 1960s remodeling a large one-story addition was constructed on the front of the building, wrapping around both east and west sides of the house and obliterating all original features other than the west side chimney and portions of the roof. Although the architectural style of the original residence is uncertain, shed-roofed dormers and the large chimney suggest a Craftsman design. The front addition was built in the Modernist tradition and the low mansard eaves identify this section of the building as a simple example of the Mansard architectural style.

The present building rests on a poured concrete foundation and is clad with horizontal lapped medium width boards on the original upper story and vertical T1-11 on both original and new portions of the lower story. Lower walls of the addition’s main (south) façade are embellished with a veneer of buff-colored textured brick in a stretcher bond pattern. Original portions of the roof are a moderately pitched side-gable with a prominent front cross-gable, both now clad with synthetic faux shakes. The roof over the new façade is flat, converted at some point to a very slightly pitched shed roof to facilitate water drainage, with wood shingle-clad mansard eaves. Eaves on original sections are moderately overhanging, open, and enclosed with board soffits and fascia, while eaves on the new section are boxed with board and T1-11 soffits.

A shallow cutaway front porch extends across the western two-thirds of the added façade, sheltering a concrete walk and, on the building face, a large modern three-part vinyl window with vinyl shutters to the west and a modern fiberglass panel door with a fan light to the east. A slightly smaller three-part vinyl window also with vinyl shutters is situated on the main façade of the addition east of the front door. Access to the front door is via a low concrete deck and steps with a ca. 1960s faux wrought iron railing. Additional vinyl windows with vinyl shutters are arranged over other elevations of the building, including the original upper story. The large full-height exterior brick chimney is centered on the west end of the original building, extending upward through the peak of the gable.

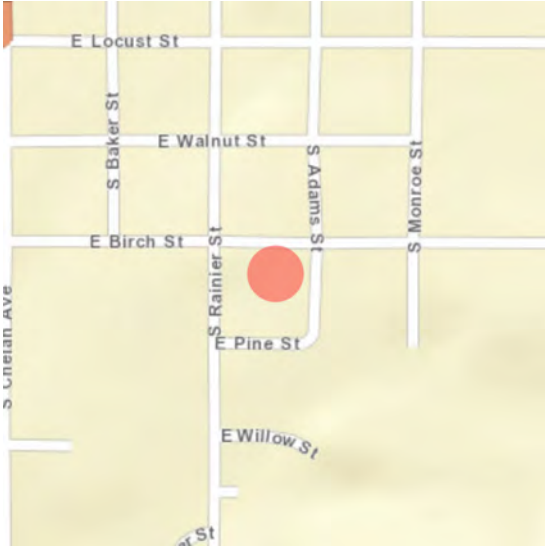


# Historic Property Report

Resource Name: Graham, Matthew, Residence

Property ID: 725339

## Location



**Address:** 312 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 12000900600

**Plat/Block/Lot:** E 10' LOT 6; LOT 7 THRU 10; VAC 10' ADAMS ST; BLK 9; KINCAID'S 2ND ADD

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1900	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Graham, Matthew, Residence

Property ID: 725339

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	



## Photos



East and north (front) sides, 2021. View to SW.



North (front) elevation, 2021. View to south.



North (front) and west sides, 2021. View to SE.



East side windows and gable, 2021. View to SW.



Garage, north (front) and west sides, 2021. To SE.



Overview from Adams-Birch intersection, 2021. To SW.



# Historic Property Report

Resource Name: Graham, Matthew, Residence

Property ID: 725339

## Inventory Details - 7/16/2021

**Common name:** Graham Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-46

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Single Dwelling - Cross Gable
Roof Type	Gable - Cross
Roof Material	Asphalt/Composition - Shingle
Cladding	Brick
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Colonial Revival
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Graham, Matthew, Residence

Property ID: 725339

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence, currently owned by Matthew Graham, was built in 1900, a date that should be considered approximate.

National Register and Waterville Register eligibility:

All doors and windows in this residence, and some cladding, have been replaced with modern materials; the form of the building, however, remains essentially intact. Since alteration of the front porch occurred over 50 years ago, this change has become historical in its own right and, under certain criteria, may not affect historical register eligibility of the property.

A high level of integrity, however, is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of original doors, windows, and some cladding and alteration of the front porch, have resulted in severely compromised physical integrity – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing in the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite replacement of historic materials and other alterations remains recognizable as the historic residence, would be eligible for WRHP listing under Category 2 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This small 1.5-story cross-gabled brick residence is situated on the southwest corner of Birch and Adams streets in a residential neighborhood of southeastern Waterville. The building, surrounded by a mowed lawn with trees and flowers, faces north toward Birch Street and the county courthouse. The residence was constructed in a classical-influenced architectural style – probably Colonial Revival based on the moderately overhanging boxed eaves, brick construction, prominent cornice returns, pedimented gable, segmentally arched and sometimes paired windows, and shed-roofed dormers – while the front porch, with its battered posts and clapboard-clad piers, appears to represent a later Craftsman update.

The building, including the front porch, rests on a foundation of roughly shaped local basalt stone, now painted to match the house. Walls are structural brick, while synthetic panels clad wood frame portions of the building, the gable faces, dormers, and front porch balustrades. The roof is a low-pitched pedimented front-gable with a large low-pitched cross-gable featuring prominent cornice returns offset to the rear on the east slope of the roof. Eaves are moderately overhanging and boxed with board fascia and beadboard soffits (suggesting the eaves are unaltered). Two shed-roofed dormers are centered on the west slope of the roof, the eaves moderately overhanging, open, and enclosed with board fascia and beadboard soffits. Roofing is composition shingle.

A symmetrical nearly full-width one-story enclosed front porch is centered on the main (north) face of the building, dominating the facade. Four small symmetrically arranged square battered wooden posts with clapboard-clad square piers rise from the narrow





## Historic Property Report

Resource Name: Graham, Matthew, Residence

Property ID: 725339

board porch deck to support the very low-pitched hip-roofed porch canopy. Solid half walls, clad with horizontal synthetic panels, extend between the piers forming a balustrade around the porch. The main entrance, a modern screen door with early historical wood sash sidelights and transom light, is centered on the porch face between the two central support posts, flanked by banks of nearly square wood sash windows that fill the space between the half walls and porch canopy. The window banks wrap around both corners of the porch onto the east and west sides. Inside the porch, the front door of the house, a modern replacement with an original segmentally arched brick lintel, is offset slightly to the east on the brick building facade. Two large window openings with original brick lintels symmetrically flank the front door, one at each side, the openings now filled with modern replacement windows that are smaller than the originals. A large modern metal sash sliding window is centered in the gable face above the porch with a small metal louvered vent above it in the gable peak.

Additional windows, all modern replacements, are arranged over other elevations of the building, generally asymmetrically on the first level and symmetrically on the second level. Two windows with segmentally arched brick lintels are arranged across the east side of the building, a vertical single window to the front and a large window that originally held a window pair to the rear. Today a one-over-one metal sash window, smaller than the original, fills the front opening and a picture window fills the rear opening. A modern metal sliding window is centered in the cross-gable face. Three window openings are arranged across the rear west wall, all with segmentally arched brick lintels: a small opening now filled with boards and a medium opening and a large opening, both filled with metal sash sliding windows, smaller than the originals. An enclosed porch extends across the rear (south) of the building and a large, though relatively inconspicuous, mid-century addition is attached to the southwest corner.

A front-gabled wood frame two-car garage sits beside the house at the northeast corner of the lot, facing north onto Birch Street. The building rests on a poured concrete foundation and is clad with synthetic panels. The roof is low-pitched like that of the house with moderately overhanging boxed eaves with board fascia and soffits and standing seam metal roofing. Two large modern metal vehicle doors fill the main (north) façade.

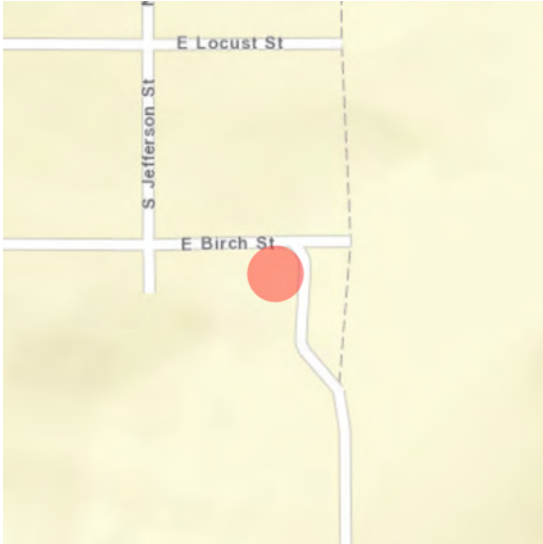


# Historic Property Report

Resource Name: Hector, Clifford, Residence

Property ID: 725340

## Location



**Address:** 804 E Birch St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11700100201  
**Plat/Block/Lot:** LOT 2 EX S 145 FT; BLK.1; KELLOGG'S 2ND ADD  
**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1900	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Hector, Clifford, Residence

Property ID: 725340

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	

## Photos



East and north (front) sides, 2021. View to SW.



East elevation, 2021. View to west.



North (front) elevation, 2021. View to south.



North (front) and west sides, 2021. View to SE.



Modern garage and house, 2021. View to SW.



Overview from Birch St., 2021. View to SW.



# Historic Property Report

Resource Name: Hector, Clifford, Residence

Property ID: 725340

## Inventory Details - 7/16/2021

**Common name:** Hector Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-47

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Side Gable
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Hector, Clifford, Residence

Property ID: 725340

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence, currently owned by Clifford Hector, was built in 1900, a date that should be interpreted as a rough estimate. The large associated garage was added in 1998.

National Register and Waterville Register eligibility:

Extensive remodeling of this historical house – alteration of the main façade, construction of various additions, and replacement of windows and doors with incompatible modern units – has changed the building's appearance to the point that people familiar with it during its period of historical significance would no longer recognize it. Due to severely compromised integrity – of design, materials, workmanship, and feeling – this residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under any of the National Register criteria. Since a lesser degree of integrity is often acceptable for a historic district, the residence may qualify as a contributing feature should a NRHP historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. Despite replacement of historic materials and other alterations, this residence remains recognizable as a historical building. Although the residence would not qualify for the WRHP as a prime example of architecture, the building may qualify for individual WRHP listing under other themes. The property may also qualify as a contributing element in a Waterville Register historic district.

**Physical description:** This small 1.5-story side-gabled wood frame residence faces north onto Birch Street in a residential neighborhood at the eastern edge of Waterville. The house, set back approximately 50 feet from the street, occupies a small rise surrounded by a lawn and trees. To the east the area rapidly transitions to agricultural fields. The building is an example of vernacular architecture, repeatedly remodeled through the years, and no architectural style is apparent.

This residence rests on a poured concrete foundation and is clad with wide lapped horizontal boards, with vertical T1-11 filling the main (north) façade's first floor level, perhaps to enclose a front porch, and cladding the modern western addition. The roof is a steeply pitched side gable; a break in the rear slope of the roof is evidence the roof was extended to accommodate a rear addition. Eaves are moderately overhanging, open, and enclosed with board fascia and soffits, while roofing is standing seam sheet metal.

The main façade is symmetrically arranged. The main entrance, a wood panel and glass door, is centered on the face of the building, flanked by two horizontal rectangular aluminum sash sliding windows, one on each side. On the east side of the building, a tall narrow one-over-one aluminum sash window is centered in the gable with a three-part vinyl sash window below it on the first level and a small nearly square aluminum sash casement window lighting the rear addition. On the west side of the building, another tall narrow one-over-one aluminum sash window is centered in the gable face. A large one-story modern addition has been built onto this side of the residence, wrapping around to the rear of the building. A modern shed-roofed lean-to garage has also been added to the rear of the residence and a large modern garage sits to the rear of the house at the east side of the lot.



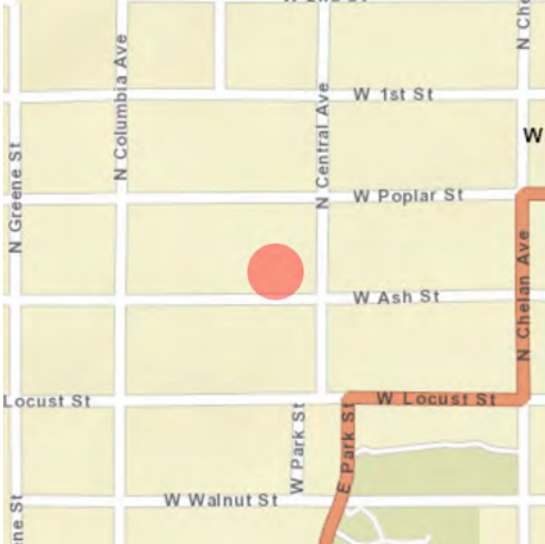


# Historic Property Report

Resource Name: Negrete, Alfredo, Residence

Property ID: 725345

## Location



**Address:** 205 W Ash St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 10700202600  
**Plat/Block/Lot:** LOT 26 & 7' ADJ ALLEY; BLK 2; WATERVILLE ORIGINAL  
**Geographic Areas:** T25R22E21, WATERVILLE Quadrangle, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1907	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Negrete, Alfredo, Residence

Property ID: 725345

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	

## Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



North (rear) elevation, 2021. View to SW.



Outbuilding, east and north sides, 2021. To SW.



Overview from Ash-Central intersection, 2021. To NW.



# Historic Property Report

Resource Name: Negrete, Alfredo, Residence

Property ID: 725345

## Inventory Details - 7/16/2021

**Common name:** Negrete Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-48  
**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - I House
Roof Type	Gable - Side
Roof Material	Metal - Corrugated
Cladding	Wood - Drop Siding
Cladding	Fiber Cement Board
Structural System	Wood - Balloon Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Folk Victorian

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Negrete, Alfredo, Residence

Property ID: 725345

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence, currently owned by Alfredo Negrete, was built in 1907, a date that should be considered approximate.

**National Register and Waterville Register eligibility:**

All doors and windows in this residence have been replaced with modern units and the prominent front porch has been enclosed with modern hardiplank boards; the form of the building, however, remains essentially intact. A high level of integrity, however, is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of original doors and windows and alteration of the front porch have resulted in severely compromised physical integrity—integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing on the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alterations remains recognizable as the historic residence, would be eligible for WRHP listing under Category 2 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Negrete, Alfredo, Residence

Property ID: 725345

---

### Physical description:

This small 1.5-story (nearly two-story) side-gabled wood frame residence faces south onto Ash Street, midblock between Central and Columbia avenues in a residential neighborhood of northwestern Waterville. A graveled parking strip borders the front of the building and a small historical outbuilding, presumably a barn, sits at the rear of the lot. The residence was constructed in the Folk Victorian architectural style, evidenced by the I-House form with turned spindlework detailing ornamenting the front porch.

The roof is a moderately-pitched side-gable with a large moderately-pitched one-story cross-gabled addition offset to the east on the rear of the building. Eaves are moderately overhanging and open, enclosed with board fascia and soffits, while roofing is corrugated sheet metal. The building rests on a poured concrete foundation and is clad with wide horizontal drop siding with plain board trim on the main section of the house, a different type of drop siding on the rear addition, and wide lapped horizontal hardiplank enclosing the front porch.

The symmetrical nearly full-width one-story front porch is centered on the main (south) face of the building, dominating the facade. Four turned wooden posts with decorative scrollsaw-cut wooden spandrels are symmetrically arranged across the porch face, supporting the hip-roofed canopy, and a half post is situated at each rear corner. The porch was recently enclosed leaving the posts and spandrels visible. Today a modern screen door is centered on the porch face, flanked by one-over-one vinyl sash windows, a small and large window symmetrically arranged on each side of the entrance and another large vinyl window on each side of the porch. The front door of the house, a modern replacement, is visible through the screen door. The upper story of the main façade has no windows.

A tall narrow one-over-one vinyl sash window is centered on each level of the east side of the building, one directly above the other. The west side of the house is similarly arranged, with a single one-over-one vinyl sash window centered on the first level and a pair of vinyl sash windows centered in the gable. Visible windows on the rear addition are all vinyl sash.

A small, high one story, side-gabled vertical board and batten outbuilding sits at the northwest (rear) corner of the lot adjacent to the alley. The roof is moderately pitched with moderately overhanging open eaves, exposed rafter ends, and corrugated sheet metal roofing. The foundation is probably wood post and pier. A large vertical board door with cross-bracing on the building's north face opens onto the alley.





# Historic Property Report

Resource Name: Lawrence, Clifton and Stacey, Residence

Property ID: 725350

## Location



**Address:** 312 E Poplar St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11901500100  
**Plat/Block/Lot:** LOTS 1 THRU 7; BLK. 15; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 2.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Lawrence, Clifton and Stacey,  
Residence

Property ID: 725350

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Lawrence, Clifton and Stacey, Residence

Property ID: 725350

## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to SE.



East and north (front) sides, 2021. View to SW.



South (rear) elevation, 2021. View to north.



Garage, north (front) and west sides, 2021. To SE.



Overview from Poplar-Adams intersection, 2021. To SW.



# Historic Property Report

Resource Name: Lawrence, Clifton and Stacey, Residence

Property ID: 725350

## Inventory Details - 7/16/2021

---

**Common name:** Lawrence Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-49

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - I House
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Fiber Cement Board
Cladding	Wood - Shingle
Structural System	Wood - Balloon Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Lawrence, Clifton and Stacey,  
Residence

Property ID: 725350

**Significance narrative:** Historic context:

According to the County Assessor's records this residence, currently owned by Clifton and Stacey Lawrence, was built in 1910, a date that should be considered approximate.

National Register and Waterville Register eligibility:

All doors and windows in this residence have been replaced with incompatible modern units, all cladding has been replaced with incompatible modern materials, and the prominent front porch has been enclosed and modern windows and doors added to the main facade; the shape of the building, however, remains essentially intact.

A high level of integrity is required for individual listing of a property in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of original doors, windows, and cladding and alteration of the front porch have resulted in severely compromised physical integrity – integrity of design, materials, workmanship, and feeling. This building is therefore recommended not eligible for individual listing on the NRHP under Criterion C. Although unlikely, the building may be eligible for the NRHP under other criteria with less stringent integrity requirements, or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alterations remains recognizable as a historic residence, would be eligible for WRHP listing under Category 2 or Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Lawrence, Clifton and Stacey,  
Residence

Property ID: 725350

### Physical description:

This large two-story side-gabled wood frame residence faces north onto Poplar Street/Highway 2, midblock between Rainier and Adams streets in a residential neighborhood of northern Waterville. The building is set back approximately 30 feet from the street, surrounded by flower beds, paths, and rock landscaping. Several one-story additions have been built onto the rear of the residence and a large front-gabled garage sits west of the house. Although remodeling has erased the residence's original stylistic detailing, the building was constructed in an I-House form and the prominent cornice returns and pedimented porch canopy are evidence of a classical-influenced architectural style.

The building rests on a poured concrete foundation and is clad with modern horizontal lapped faux wood grain hardiplank (fiber cement board) with modern wood shingles in a staggered pattern in the gable faces and on the lower walls of the front porch. (This distribution and arrangement of shingles would be highly unusual for historical buildings of this age.) Rear additions are clad with drop siding and hardiplank board and batten. The roof is a moderately-pitched side-gable with prominent original cornice returns clad with original wood shingles (darker, smaller, and a smoother texture than the modern shingles in the gables). Roofs of various shapes and pitches cover the rear additions. Eaves on the main section of the house are widely overhanging and boxed with board soffits and fascia, and roofing throughout the building is standing seam sheet metal.

The symmetrical full-width one-story front porch dominates the main (north) face of the building. The porch canopy is a shallowly pitched hip roof with a prominent pedimented cross-gable over the front door, its face clad with beadboard. Canopy eaves are moderately overhanging and open, enclosed with board fascia and beadboard soffits (beadboard is evidence the eaves and pediment are unaltered). The porch has been enclosed and, other than the beadboard, all visible fabric including vinyl windows and doors is modern. Two tall narrow one-over-one vinyl sash windows with modern wooden shutters are symmetrically spaced across the second story of the main (north) façade.

Identical tall narrow one-over-one vinyl sash windows are centered on the first and second levels of the east side of the building, and an identical window is centered in the west gable with two tall narrow faux "multiple light" vinyl sash windows on the first level.

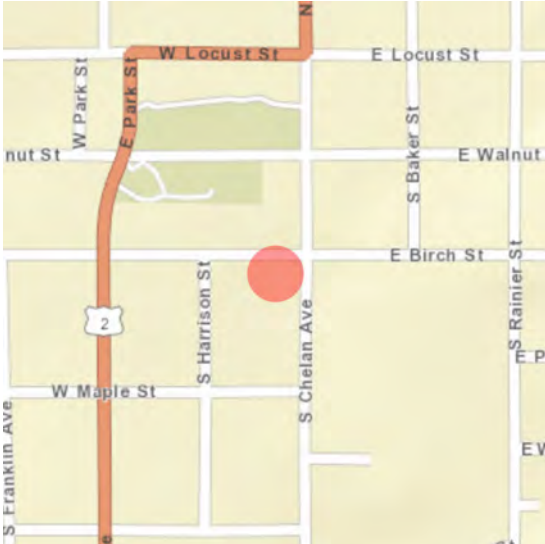
An original two-car garage just west of the house faces north onto Poplar Street. The building is clad with horizontal narrow lapped boards, and the low-pitched front-gabled roof feature open eaves, exposed rafter ends, and standing seam metal roofing. Two large modern plywood board and batten vehicle doors are centered on the main (north) façade, sliding on overhead tracks. Ten-light wood sash casement windows are situated near the center of the east and west side walls. Other small outbuildings are located on the property.

# Historic Property Report

Resource Name: Requa, Randy and Carey, Residence

Property ID: 725353

## Location



**Address:** 300 S Chelan Ave, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11100900100  
**Plat/Block/Lot:** LOTS 1 & 2; N 1/2 LOT 3; BLK. 9; GREEN'S 1ST ADD  
**Geographic Areas:** Douglas County, T25R22E21, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Requa, Randy and Carey, Residence

Property ID: 725353

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/16/2021	Survey/Inventory	



## Photos



East (front) elevation, 2021. View to west.



Front porch and windows, 2021. View to west.



North side and cross-gabled extension, 2021. To south.



North and west (rear) sides, 2021. View to SE.



Garage, north (front) elevation, 2021. View to south.



Overview from Chelan-Birch intersection, 2021. To SW.



# Historic Property Report

Resource Name: Requa, Randy and Carey, Residence

Property ID: 725353

## Inventory Details - 7/16/2021

**Common name:** Requa Residence  
**Date recorded:** 7/16/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-50

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Structural System	Wood - Platform Frame
Plan	L-Shape

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Requa, Randy and Carey, Residence

Property ID: 725353

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence, currently owned by Randy and Carey Requa, was built in 1910, a date that should be considered a rough estimate.

**National Register and Waterville Register eligibility:**

This Craftsman bungalow underwent a ca. 1960s stylistic update in which the cladding was replaced and the front porch reconstructed, significantly altering the building's appearance. A high level of integrity, however, is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of the original porch and cladding has resulted in severely compromised physical integrity – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing on the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alterations remains recognizable as a historic residence, would be eligible for WRHP listing under Category 2 or Category 4 for its mixed style architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Requa, Randy and Carey, Residence

Property ID: 725353

---

### Physical description:

This small one-story front-gabled wood frame residence is situated on the southwest corner of Birch Street and Chelan Avenue in a quiet residential section of south central Waterville. The building, surrounded by a shady lawn, faces east onto Chelan Avenue, set back approximately 35 feet from the street. Although the house is rectangular, a cross-gabled extension at the rear of the building's north side gives the residence an L-shaped plan. The house was constructed in the Craftsman architectural style, evidenced by the low-pitched gabled roof, widely overhanging open eaves, exposed rafter tails, knee braces, large brick chimney, and general asymmetry. Today angled lapped boards create a prominent chevron design in each gable, the front door is a wood slab unit with small stepped lights and patterned glass sidelights, and the small front porch features a shed-roofed corrugated fiberglass canopy and faux wrought iron posts and railings, all evidence of a ca. 1960s remodel.

The building rests on a poured concrete foundation and is clad with horizontal lapped synthetic panels, with angled medium width lapped boards in the gable faces. The roof is a low-pitched front-gable with widely overhanging open eaves, exposed angle-cut rafter ends, slender knee braces in the gables, and composition shingle roofing. The main entrance is offset to the south on the front (east face) of the building, sheltered by the porch and accessed by poured concrete steps. Wood sash windows asymmetrically flank the front porch – a large three-part window to the north, composed of a cottage window with a narrow one-over-one double-hung unit on each side, and a fixed vertical wood sash window to the south.

Four small nearly square windows, the sash material uncertain, are irregularly arranged across the south side of the building. A full height exterior red brick chimney, square with corbeled shoulders creating a rectangular base, rises against the north wall in front of the cross-gabled extension. Windows, mostly wood sash, are asymmetrically arranged over various elevations of the extension, single and paired one-over-one wood sash double-hung windows or fixed units.

A two-car detached garage sits to the rear of the house at the northwest corner of the lot, facing north on the Birch Street. This concrete block building rests on a poured concrete slab, the edges of the blocks decoratively rounded at the building corners and around doors and windows. The roof is a low-pitched front gable with moderately overhanging eaves enclosed with sheet metal. Roofing is composition shingle. Two large original wood panel and glass vehicle doors fill the garage's main face.

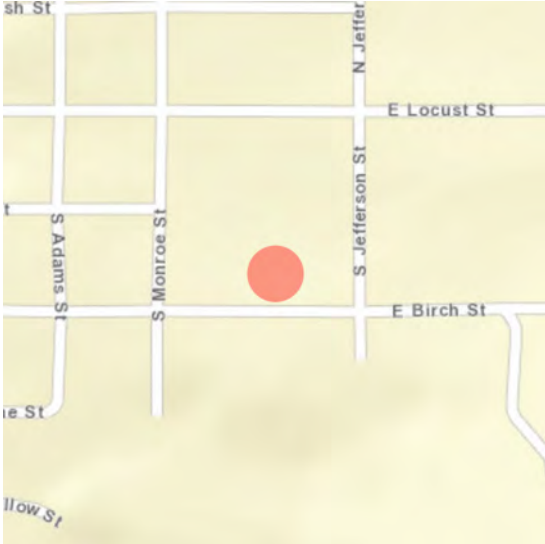


# Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

## Location



**Address:** 601 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600300206

**Plat/Block/Lot:** TAX 6 EX E 3' OF S 61.5'; LOT 2; BLK 3; KELLOGG'S 1ST ADD; A/K/A PCL A OF BLA #3129593

**Geographic Areas:** T25R22E22, Douglas County, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1912	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

## Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



House and garage, south faces, 2021. View to north.



Garage, south (front) side, 2021. View to north.



Overview from Birch St., 2021. View to NE.





# Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

## Inventory Details - 7/17/2021

**Common name:** Gutting Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-51

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Stone
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Shingle
Cladding	Wood - T 1-11
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



# Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

**Significance narrative:** Historic context:

According to the County Assessor’s records this residence was built in 1912, a date that should be considered approximate. The house is currently owned by Peter and Jessica Gutting.

National Register and Waterville Register eligibility:

This building remains quite intact with all highly visible doors, windows, chimney, and exterior fabric original. A large addition with a massive chimney was built onto the rear of the house ca. the 1960s, although it is barely visible from the street. Cladding and windows on the rear addition and adjacent rear portions of the original house are modern.

Since the building retains an acceptable degree of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an example of the Craftsman architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This small 1.5-story front-gabled wood frame residence faces south onto Birch Street, midblock between Monroe and Jefferson streets in a residential neighborhood of eastern Waterville. The house is set back approximately 40 feet from the street, surrounded by a mowed yard with trees and flowers. The residence was constructed in the Craftsman architectural style, as evidenced by the low-pitched roof, widely overhanging open eaves, exposed rafter tails, decorative knee braces, prominent front porch with wooden posts, wood shingle siding, and large brick chimney. The massive rectangular Roman brick chimney on the rear addition is evidence of a Modernist design for this barely visible portion of the building.

The original house rests on a foundation of roughly shaped local basalt stone. Front portions of the original building, both walls and gables, are clad with rectangular wood shingles of various widths in even courses, while the rear addition and adjacent rear portions of the original house are clad with vertical T1-11. The roof is a low-pitched front-gable with a prominent lower front-gabled extension offset to the east over the cutaway front porch, its eastern slope continuous with the east slope of the roof. Eaves are widely overhanging with exposed angle-cut rafter ends, and large wooden knee braces ornament the house and porch gables. The roof is covered with composition shingles.

The front porch visually dominates the main (south) façade of the building. Three asymmetrically spaced stout square wooden posts rise from half walls of roughly shaped basalt stone to support the porch canopy, which repeats the shape, eave treatment, and ornament of the main house’s front gable. A fourth wooden post is situated at the northeast (rear) corner of the porch. An original horizontal wood sash casement window with an intricate diamond light pattern is centered in the canopy gable peak. The main entrance, a wood frame glass door, probably original, is placed slightly off-center to the



## Historic Property Report

Resource Name: Gutting, Peter and Jessica, Residence

Property ID: 725366

east on the main building façade with a small vertical wood sash casement with the same intricate diamond light pattern immediately to the east, both sheltered beneath the porch canopy. Low poured concrete steps at the west side of the porch, aligned with the front door and bordered by low stone half walls, lead to the porch's replacement board deck. Original plain board and molding trim surrounds all windows and doors.

Two large three-part wood sash windows on the main building face visually balance the porch: a large vertical fixed window with a tall narrow double-hung unit on each side west of the porch on the first level, and a band of three smaller vertical windows, a central fixed unit with a double-hung unit of the same size on each side, centered in the gable.

A full-height rectangular brick chimney with a stepped shoulder stands against the front west wall of the building, with a small square wood sash casement window of the same intricate diamond light pattern on each side. A canted bay window with a one-over-one wood sash double-hung window on each face is centered on the wall to the rear of the chimney and a band of three small vinyl sash windows is situated at the rear of the wall. A shed-roofed dormer with band of three small vinyl sliding windows on its face occupies the west slope of the roof. Visible windows on the rear addition are vinyl. The east side of the building is ornamented with another canted bay window and shed-roofed dormer, both probably with vinyl windows on their faces.

A low ca. 1960s nearly flat shed-roofed detached garage is set to the rear at the east side of the house, connected to the residence by an open breezeway. This building rests on a concrete slab and is clad with vertical T1-11. The widely overhanging eaves are supported by exposed roof beams. A large modern metal vehicle door is centered on the garage face.

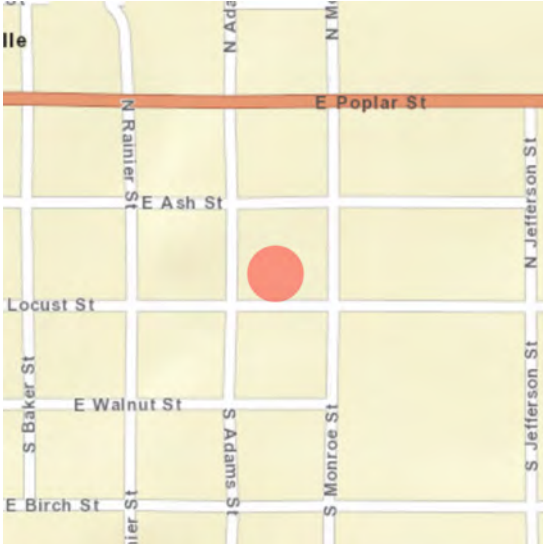


# Historic Property Report

Resource Name: Cater, Earl and Erma, Residence

Property ID: 725439

## Location



**Address:** 409 E Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11902701500  
**Plat/Block/Lot:** LOTS 15 THRU 17; BLK. 27; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1913	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Cater, Earl and Erma, Residence

Property ID: 725439

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	



## Photos



South (front) elevation, 2021. View to north.



West and south (front) sides, 2021. View to NE.



East side, 2021. View to NW.



East and north (rear) sides, 2021. View to SW.



Front porch and main entrance, 2021. View to NE.



Overview from Locust St., 2021. View to NE.



# Historic Property Report

Resource Name: Cater, Earl and Erma, Residence

Property ID: 725439

## Inventory Details - 7/17/2021

**Common name:** Cater Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-52

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Cross
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Cater, Earl and Erma, Residence

Property ID: 725439

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence was built in 1913, a date that should be considered approximate. The house is currently owned by Earl and Erma Cater.

**National Register and Waterville Register eligibility:**

This building remains amazingly intact with nearly all doors, windows, and exterior fabric original. Based on its high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Craftsman architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Cater, Earl and Erma, Residence

Property ID: 725439

---

### Physical description:

This large 1.5-story cross-gabled wood frame residence faces south onto Locust Street, midblock between Monroe and Adams in a residential neighborhood of eastern Waterville. The house sits on an elevated lot, surrounded by a neat mowed lawn with trees and flowers, and a high retaining wall of decorative skintled brick borders the front of the property. The building is a high style example of the Craftsman bungalow and was undoubtedly architect designed. Craftsman features used in the design include a very low-pitched roof, widely overhanging open eaves with exposed rafter ends, a prominent front porch with battered posts, use of “rustic” materials such as wood and brick, decorative knee braces and exposed beams, and general asymmetry.

The building rests on a poured concrete foundation and is clad with horizontal lapped boards in a wide-wide-narrow-narrow, or occasionally wide-wide-narrow-narrow-narrow, pattern. The roof is a very low-pitched side-gable with a large and prominent cross-gable offset to the east on the front (south) slope of the roof. Eaves are widely overhanging with exposed angle-cut rafter ends, and large wooden knee braces and wide bargeboards with rounded ends ornament the gables. The roof is covered with modern standing seam sheet metal, and a small red brick chimney rises from the peak of the roof at its juncture with the cross-gable.

The cross-gable forms a broad open highly embellished projecting front porch that dominates the main façade. The porch is elevated and four massive square red skintled brick piers are symmetrically arranged across its face, connected by red skintled brick half walls forming a solid balustrade around the porch deck, extending to the ground. A stout red brick battered post rises from each side pier to support the very low-pitched porch canopy, a complex, open, front-gabled feature composed of horizontal and vertical beams, canoe motif rafters, and canoe motif ornament. The canopy soffit is beadboard, as is the gable face at the rear of the porch. A flight of poured concrete steps on the west side of the porch face leads to the deck. The main entrance, probably a wood slab door with two tall narrow multiple-light sidelights on each side, is set into a shallow recessed entry at the west side of the porch’s rear wall. A large original three-part wood sash window, a nearly square single-light window with a vertical 15-light window on either side, is situated east of the recessed entry on the rear wall of the porch.

An identical three-part wood sash window is placed on the main building facade west of the porch, and another is centered on the face of a shallow shed-roofed rectangular bay window at the front of the building’s west side. Another rectangular bay window, this one large with a front-gabled canopy, is situated at the rear of the east wall, with a band of four original one-over-one wood sash double-hung windows on its face. Two bands of three original one-over-one wood sash double-hung windows are asymmetrically arranged across the wall in front of the bay window and a large horizontal multiple-light wood sash casement is centered in the gable peak. Additional windows and doors at the rear of the building appear to be a mix of original and modern units.



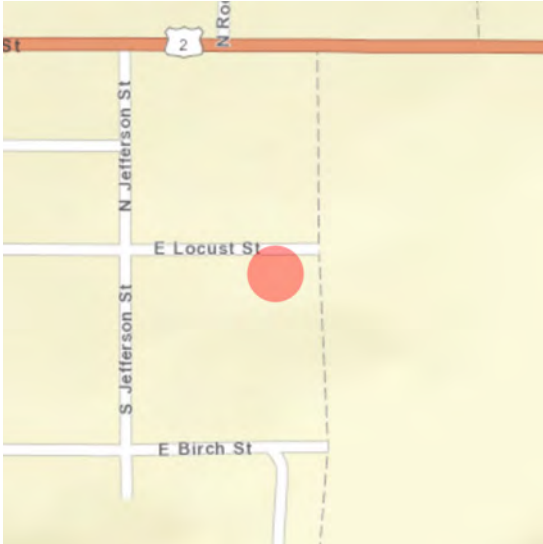


# Historic Property Report

Resource Name: Coonan, Devin, and Ahna Dougherty, Residence

Property ID: 725378

## Location



**Address:** 814 E Locust St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600400103

**Plat/Block/Lot:** LOT 1 EX S 300'; EX TAX 1; EX TAX 28; VAC EDISON AVE; BLK 4; KELLOGG'S 1ST ADD; AKA COME #3205968

**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1915	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Coonan, Devin, and Ahna Dougherty,  
Residence

Property ID: 725378

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Coonan, Devin, and Ahna Dougherty,  
Residence

Property ID: 725378

## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



Front porch and main entrance, 2021. View to SW.



Modern garage, north (front) side, 2021. View to south.



Overview from Locust St., 2021. View to west.



# Historic Property Report

Resource Name: Coonan, Devin, and Ahna Dougherty, Residence

Property ID: 725378

## Inventory Details - 7/17/2021

---

**Common name:** Coonan Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-53

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Workingmans Foursquare
Roof Type	Hip
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Folk Victorian

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Coonan, Devin, and Ahna Dougherty,  
Residence

Property ID: 725378

**Significance narrative:** Historic context:

According to the County Assessor's records this residence, currently owned by Devin Coonan and Ahna Dougherty, was built in 1915, a date that should be considered approximate.

National Register and Waterville Register eligibility:

Replacement of the main entrance, cladding, and roofing with incompatible modern materials has severely compromised the physical integrity of this residence – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing on the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alterations remains readily recognizable as the historic residence, would be eligible for WRHP listing under Category 2 or under Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.

**Physical description:**

This small one-story hip-roofed wood frame residence faces north onto Locust Street in a residential neighborhood at the eastern edge of the Town of Waterville. The building sits on a small rise, surrounded by mowed lawns and shade trees. A large modern garage is situated to the rear of the house on the east. The residence was constructed in the Folk Victorian architectural style, evidenced by the simple pyramidal (hipped) house form with turned spindlework detailing ornamenting the wide front porch.

The building rests on a poured concrete foundation and is clad with modern vinyl siding resembling horizontal medium-width lapped boards. The roof is a moderately-pitched hip shape with moderately overhanging open eaves enclosed with modern board fascia and soffits. Roofing is modern synthetic faux wood shakes. A small square red brick chimney rises from the crest of the roof just south of the front slope peak.

The symmetrical nearly full-width front porch is centered on the main (north) face of the building. Four turned wooden posts are evenly spaced across the porch face, rising from the tongue-and-groove board deck to support the low-pitched hip-roofed canopy. The porch shelters the main entrance, a modern replacement fiberglass panel door, which is placed slightly off-center to the west on the building face and flanked on either side by a large original one-over-one wood sash double-hung window. Modern vinyl shutters have been added to the windows. East and west sides of the building feature several tall narrow windows which are not readily visible from the street.

A large modern garage sits to the rear and east of the house. This building, with a nearly flat roof and sloping sides, is clad and roofed with sheet metal siding and two large sheet metal vehicle doors open into the main (north) façade.



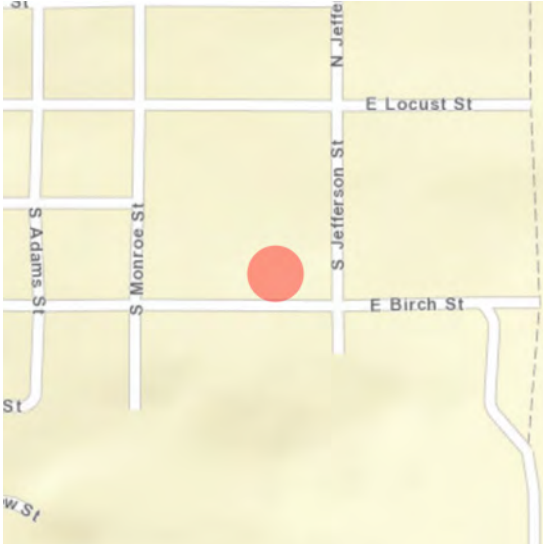


# Historic Property Report

Resource Name: Stoddard, William and Sandra, Residence

Property ID: 725365

## Location



**Address:** 609 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600300207

**Plat/Block/Lot:** TAX 10 EX TAX 25; E 3' OF S 61.5' OF TAX 6; LOT 2; BLK 3; KELLOGG'S 1ST ADD; A/K/A PCL B OF BLA #3129593

**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1915	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Stoddard, William and Sandra,  
Residence

Property ID: 725365

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	



# Historic Property Report

Resource Name: Stoddard, William and Sandra,  
Residence

Property ID: 725365

## Photos



South (front) elevation, 2021. View to north.



Detail of main (south) facade, 2021. View to NW.



West and south (front) sides, 2021. View to NE.



South (front) and east sides, 2021. View to NW.



South (front) and east sides, 2021. View to NW.



Overview from Birch St., 2021. View to NW.



# Historic Property Report

Resource Name: Stoddard, William and Sandra,  
Residence

Property ID: 725365

## Inventory Details - 7/17/2021

---

**Common name:** Stoddard Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-54

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

---

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Stoddard, William and Sandra,  
Residence

Property ID: 725365

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1915, a date that should be considered approximate. The house is currently owned by William and Sandra Stoddard.

National Register and Waterville Register eligibility:

All doors and windows in this residence have been replaced with modern units, the windows generally single-light wood sash, while eaves have apparently been boxed, the west side of the building extended slightly to the west, and a modern carport added. The cladding and form of the building, however, remain essentially intact.

A high level of integrity, however, is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of doors and original fenestration patterns and alterations associated with construction of the west side carport, have resulted in compromised physical integrity— integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing in the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite alteration and replacement of historic fabric remains readily recognizable as the historic residence, would be eligible for WRHP listing under Category 2 or Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Stoddard, William and Sandra,  
Residence

Property ID: 725365

### Physical description:

This small 1.5-story front-gabled wood frame residence faces south onto Birch Street, midblock between Monroe and Jefferson streets in a residential neighborhood of eastern Waterville. The house is set back approximately 35 feet from the street, surrounded by a mowed yard with trees and flowers. A modern open carport has been built onto the west side of the building. The residence was constructed in the Craftsman architectural style, as evidenced by the low-pitched roof, widely overhanging eaves, decorative brackets, prominent front porch with wooden posts, wood shingle cladding, and general asymmetry.

The house, built on a poured concrete foundation, is clad with horizontal lapped medium width boards (clapboard) with wood shingle false half timbering in the gable face. The roof is a low-pitched front-gable with widely overhanging boxed eaves— original eaves were probably open with exposed rafter ends— and flared bargeboards and notched wooden brackets embellish the front gable. Roofing is composition shingle.

A full-width under-the-roof front porch visually dominates the main (south) façade of the building. Three stout asymmetrically spaced square wooden posts, with simple wood molding capitals and bases and curved wooden spandrels, rise from clapboard-clad half walls to support the porch canopy. A wide board and molding entablature topped with a band of widely spaced dentils separates the open porch from the gable face. The gable is ornamented with false half timbering— even courses of rectangular wood shingles filling the spaces between vertical and horizontal boards— with flared-end bargeboards and stout wooden notched triangular brackets in the gable rake. A pair of single-light casement windows, probably wood sash replacements, is centered in the gable peak beneath a small wooden louvered vent. The main entrance, a modern replacement fiberglass panel and glass door, is offset to the west on the building façade, with a large three-part wood frame replacement window with single-light sash to the east, both sheltered by the porch. Low poured concrete steps, aligned with the front door, lead to the board porch deck.

A rectangular full-height exterior concrete block chimney is situated at the front of the east wall with a canted bay window with a large single-light replacement window on each face to the rear. A large shed-roofed dormer is centered on the east slope of the roof, its face filled with a band of four small wood sash casement windows. A series of modern replacement windows and a modern replacement door are asymmetrically arranged across the west side of the house beneath the modern shed-roofed carport addition. This side of the house appears to have been extended one or two feet to the west, probably during construction of the carport. A large deck has been added at the rear of the building.



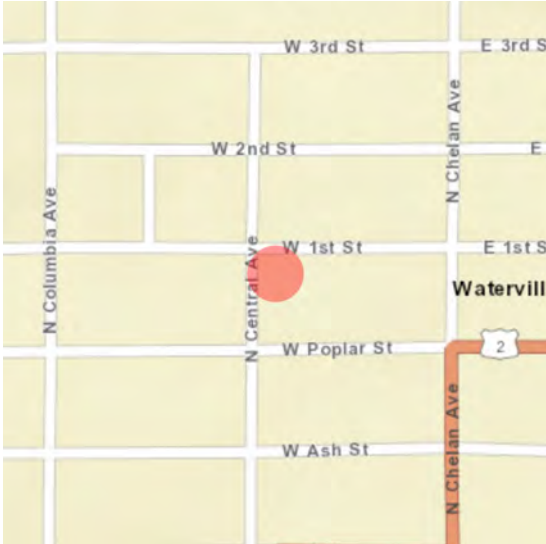


# Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

## Location



**Address:** 114 W 1st St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 12800200500  
**Plat/Block/Lot:** LOTS 5 THRU 9; BLK 2; WILCOX 2ND ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E21

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>
Remodel	2010	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	

## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



West and south (rear) sides, 2021. View to NE.



Garage, west (front) and south sides, 2021. View to NE.



Overview from Central-First intersection, 2021. To SE.



# Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

## Inventory Details - 7/17/2021

**Common name:** Barnes Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-55

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Cladding	Fiber Cement Board
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence, currently owned by Joshua and Trese Barnes, was built in 1916, a date that should be considered approximate. Trese Barnes (personal on-site communication with Ann Sharley, July 17, 2021) notes that the house was in an extreme state of deterioration when they purchased the property. Very little original fabric could be saved so the Barnes meticulously replicated the architectural elements. Although the present appearance of the house is little changed from that of the historical period, only the wood shingle cladding on the upper level, the brick chimney, and concrete foundation are original fabric.

**National Register and Waterville Register eligibility:**

Although this building retains its essential historical appearance, most of the historical fabric has been replaced with modern materials. Loss of integrity – of design, materials, workmanship, and feeling – renders this building not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. If the building is nominated to the NRHP as a contributing element in a historic district, it may be eligible – per National Register Criteria Consideration E – as a reconstruction, accurately executed in a suitable environment within a planned historic district, and no other building with the same historical associations has survived (National Park Service 1997:37, 38).

Waterville Register of Historic Places requirements are somewhat different than those of the National Register of Historic Places. This meticulously crafted reconstructed building would qualify for individual listing in the Waterville Register of Historic Places under Category 9 as a reconstruction executed in a historically accurate manner on the original site. The residence would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

### Physical description:

This large 1.5-story front-gabled wood frame residence is situated on the southeast corner of First Street and Central Avenue in a quiet residential neighborhood of northwestern Waterville. The building, surrounded by a neatly mowed yard, faces north onto First, while a small original garage at the rear of the house faces west onto Central. When the present owners purchased the house it was in an extreme state of disrepair. Little original fabric could be saved and the new owners meticulously replicated the architectural elements, preserving the building's original appearance. The residence, constructed in the Craftsman architectural style, features a low-pitched roof, widely overhanging eaves with exposed rafter tails, a prominent front porch with battered wooden posts, decorative knee braces, wood shingle cladding, a large chimney, shed-roofed dormer, and general asymmetry.

The house, built on a poured concrete foundation, is clad with horizontal lapped medium-width hardiplank (fiber cement board) boards with an exaggerated faux wood grain pattern. Original staggered rectangular shingles clad the gable and dormer faces. The roof is a low-pitched front-gable with widely overhanging open eaves with exposed angle-cut rafter ends, and notched-end bargeboards and large knee braces embellish the gables. Roofing is synthetic faux wood shakes. The first floor of the house is asymmetrically arranged while the upper level is symmetrical.

A full-width under-the-roof front porch visually dominates the main (north) façade of the building. Three stout asymmetrically spaced square battered wooden posts, with simple board and molding capitals and curved wooden spandrels, rise from square faux stone piers to support the porch canopy. A wide board and molding entablature separates the open porch from the gable face. Half walls, clad with lapped hardiplank boards, connect the piers to form a balustrade around the edge of the porch. Poured concrete steps at the west side of the porch, bordered with faux stone half walls, lead to the modern narrow board porch deck. The main entrance, a modern stylistically appropriate Craftsman style door, sheltered beneath the porch at the west side of the building face, aligns with the porch steps. A band of three large vertical modern vinyl sash windows is situated at the east side of the building face, also sheltered by the porch. The gable is ornamented with plain bargeboards with square-notched ends, wooden knee braces, and original staggered rectangular wood shingle cladding and a band of three vinyl sash windows is centered in the gable peak.

Additional modern vinyl sash windows are arranged over other elevations of the building; no original wood sash windows remain. An original full-height exterior brick chimney is built against the front of the east wall with a band of three vinyl windows and a rectangular shed-roofed extension to the rear. Four vinyl sash windows of various sizes are asymmetrically arranged across the west wall of the building with a large shed-roofed dormer centered above them on the roof. The rear gable repeats the ornament of the front gable and a number of vinyl windows are arranged over the first level face.

A small original front-gabled garage sits to the rear of the house. This building rests on a poured concrete foundation, is clad with horizontal drop wood siding, and is roofed with synthetic faux wood shakes. A small modern metal vehicle door is centered on the main (west) façade and an original four-light wood sash casement window is centrally placed on the east and west walls.



## Historic Property Report

Resource Name: Barnes, Joshua and Trese, Residence

Property ID: 725399

---

**Bibliography:**

National Park Service

1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation (formerly Bulletin 15). National Park Service, U.S. Department of the Interior, Washington, D.C.



# Historic Property Report

Resource Name: Petersen, Thomas, Residence

Property ID: 725401

## Location



**Address:** 209 E Poplar St, Waterville, Washington, 98858

**Tax No/Parcel No:** 12301400200

**Plat/Block/Lot:** LOTS 2 THRU 10; E 1/2 LOT 13; LOTS 14 THRU 16; INC VAC ALLEY; VAC 1ST ST; BLK 14; WALTER'S 1ST ADD; PER COMB #3207209

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Petersen, Thomas, Residence

Property ID: 725401

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	



## Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



House, left, modern addition, right, 2021. View to NW.



Front porch and main entrance, 2021. View to NW.



Overview from Poplar St./Hwy. 2, 2021. To west.





# Historic Property Report

Resource Name: Petersen, Thomas, Residence

Property ID: 725401

## Inventory Details - 7/17/2021

**Common name:** 200 E 1st St. , Waterville (tax parcel address)  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-56

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Petersen, Thomas, Residence

Property ID: 725401

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1916, a date that should be considered approximate. The house is currently owned by Thomas Petersen.

**National Register and Waterville Register eligibility:**

This building remains amazingly intact with all doors, windows, and exterior fabric original. Although a large addition was recently built onto a rear corner of the house, it is barely visible from the street. Since the residence retains a high degree of integrity—of location, design, setting, materials, workmanship, feeling, and association—the building is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an example of the Craftsman architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Petersen, Thomas, Residence

Property ID: 725401

---

### Physical description:

This large 1.5-story front-gabled wood frame residence faces south onto Poplar Street/Highway 2, midblock between Baker and Rainier streets in a residential neighborhood of northern Waterville. The house sits on a slight rise, surrounded by a neat mowed lawn with trees and bushes, and a low poured concrete retaining wall borders the south edge of the lot. The building is an example of the Craftsman architectural style, as evidenced by the low-pitched roof, widely overhanging open eaves, exposed rafter tails, decorative brackets, prominent front porch with posts and piers, and wood shingle cladding.

The house rests on poured concrete foundation and is clad with lapped horizontal medium-width boards (clapboard). Staggered rectangular wood shingles fill the house and front porch gables, while rectangular wood shingles in alternating wide and narrow courses clad the dormers. The roof is a low-pitched front-gable with a prominent lower front-gable offset to the east over the front porch. Eaves throughout the building are widely overhanging with exposed angle-cut rafter ends, and notched-end bargeboards and stout notched triangular brackets ornament the gables. The roof is covered with standing seam metal roofing.

The symmetrically arranged front porch visually dominates the main (south) façade of the building. At each front corner a square brick post with a corbeled top rises from a larger square brick pier to support the very low-pitched canopy. The porch shelters the main entrance, an original wood frame multiple-light beveled glass door at the west side of the porch, and a large original one-over-one wood sash double-hung window at the east side of the porch. Poured concrete steps are centered on the porch face, the lower stairway bordered by brick half walls and the upper stairway flanked by two massive brick piers. Additional brick half walls connect the piers forming a balustrade bordering the porch deck. Another large original one-over-one wood sash double-hung window is situated on the main building façade west of the porch, and a pair of small original one-over-one wood sash double-hung windows is centered in the gable.

A shed-roofed extension of the main roof, supported on two square brick posts, is situated at the front of the south wall, sheltering an original multi-light wood frame beveled glass door. Two original one-over-one wood sash double-hung windows are arranged across the wall to the rear of this entry, and a large front-gabled wall dormer with a band of three small one-over-one wood sash double-hung windows on its face is centered above them on the east slope of the roof. The west wall features a large concrete block chimney to the front, a small rectangular centrally placed bay window with a pair of original multiple-light wood sash casements on its face, and several more original wood sash windows, with another large identical wall dormer centered on the west slope of the roof. A large modern addition has been built onto the northeast rear corner of the building, a feature barely noticeable from the street.

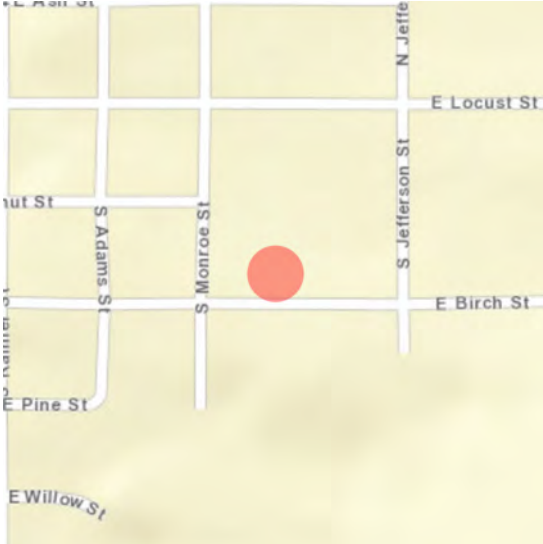


# Historic Property Report

Resource Name: Vickery, Diana, Residence

Property ID: 725371

## Location



**Address:** 515 E Birch St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600300203

**Plat/Block/Lot:** TAX 3 IN LOT 2; BLK 3; KELLOGG'S 1ST ADD (AKA PCL B OF BLA #3087364)

**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Vickery, Diana, Residence

Property ID: 725371

---

**Thematics:**

**Local Registers and Districts**

---

Name	Date Listed	Notes
------	-------------	-------

---

**Project History**

---

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	

---



## Photos



South (front) and east sides, 2021. View to NW.



South (front) elevation, 2021. View to north.



Front porch and windows, 2021. View to NE.



West and south (front) sides, 2021. View to NE.



East side, 2021. View to NW.



Overview from Birch St., 2021. View to NW.



# Historic Property Report

Resource Name: Vickery, Diana, Residence

Property ID: 725371

## Inventory Details - 7/17/2021

**Common name:** Vickery Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-57

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Side
Roof Material	Metal - Standing Seam
Cladding	Fiber Cement Board
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Vickery, Diana, Residence

Property ID: 725371

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1916, a date that should be considered approximate. The house is currently owned by Diana Vickery.

**National Register and Waterville Register eligibility:**

Most windows in this residence have been replaced with modern vinyl sash units, the faux muntins probably imitating the appearance of the original wood sash, and most original cladding has been replaced with modern lapped faux wood grain hardiplank (fiber cement board), probably approximately the same width as the original. The form of the building remains essentially intact.

A high level of integrity, however, is required for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. Loss of original windows and siding has resulted in compromised physical integrity— of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing in the NRHP under Criterion C. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite replacement of historical fabric remains readily recognizable as the historic residence, would be eligible for WRHP listing under Category 2 or Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Vickery, Diana, Residence

Property ID: 725371

---

### Physical description:

This small 1.5-story side-gabled wood frame residence faces south onto Birch Street, midblock between Monroe and Jefferson streets in a residential neighborhood of eastern Waterville. The house is set back approximately 30 feet from the street, surrounded by a mowed yard with trees and flowers. The residence was constructed in the Craftsman architectural style, as evidenced by the low-pitched roof, widely overhanging eaves, exposed rafter tails, knee braces, prominent front porch with battered posts, and wood shingle cladding.

The house, built on a poured concrete foundation, is clad with horizontal lapped medium width boards – mostly modern hardiplank (fiber cement board) with an exaggerated faux wood grain texture – with original rectangular wood shingles in alternating wide and narrow courses in the gable faces. Portions of the lower walls on the main (south) façade are symmetrical rectangular panels of cement stucco or exposed concrete. The roof is a low-pitched side-gable with widely overhanging open eaves, exposed angle-cut rafter ends, and decorative knee braces in the gable faces. Roofing is standing seam sheet metal.

The main façade is symmetrically arranged. A small but prominent front porch is centered on the face of the building. Two stout battered (sloping side) hardiplank posts, the lower portions clad with horizontal hardiplank clapboard, rise from poured concrete halfwalls bordering the porch's low poured concrete steps to support the cross-gabled porch canopy. The canopy is a low-pitched open front-gable with exposed rafters, beadboard soffits, widely overhanging eaves, and angle-cut rafter ends. The main entrance, a panel and glass door [probably a modern replacement – at the time of the field visit the door was open and difficult to see], is centered on the building facade sheltered by the porch. An original 24-light horizontal leaded glass casement window with an original battered board surround is centered above the front door under the peak of the canopy. A narrow board belt course with widely spaced wooden dentils extends across the top of the first level front wall. Two large horizontal vinyl sash windows flank the porch, one symmetrically placed at each side, the faux muntins creating the appearance of multiple-light over single-light cottage windows. These windows are also set into battered board surrounds.

A rectangular full-height exterior concrete block chimney is situated on the west side of the building, just south of the roof crest, with a pair of vinyl sash faux “multiple light over single light” windows to the rear. A rectangular bay window with a shed-roofed canopy and exposed rafter ends is placed off-center to the front on the east side of the building. The window pair on the bay window face appears to be original wood sash double-hung leaded glass multiple light over single light units with an original battered board surround. Two tall narrow modern windows are situated in front of the bay window, and a pair of vinyl sash faux “multiple light over single light” units is centered in the gable, set into a battered board surround. An extension or addition has been built onto the rear of the building.



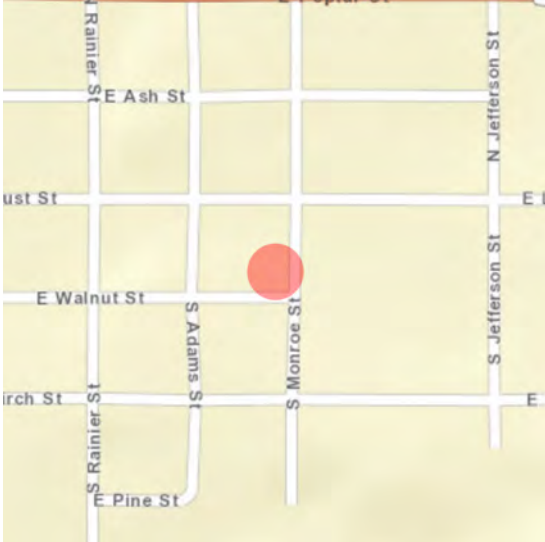


# Historic Property Report

Resource Name: Kopta, Forrest and Mandy, Residence

Property ID: 578377

## Location



**Address:** 417 E Walnut St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11902601100

**Plat/Block/Lot:** LOTS 11 and 12; E1/2 LOT 13; BLK. 26; KINCAID'S 1ST ADD

**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Kopta, Forrest and Mandy, Residence

Property ID: 578377

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-10-00201, , Assessors Data Project: Douglas County	9/1/2011	Not Determined	
2018-01-00334, , Walnut Street Reconstruction, Town of Waterville	1/21/2019	Determined Not Eligible	Holly Borth, 1/31/2019
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	

## Photos



South (front) and east sides, 2021. View to NW.



Enclosed front porch, 2021. View to NE.



East elevation, 2021. View to west.



East and north (rear) sides, 2021. View to SW.



Garage, east (front) and north sides, 2021. To SW.



Overview from Walnut-Monroe intersection, 2021. To west.



# Historic Property Report

Resource Name: Kopta, Forrest and Mandy, Residence

Property ID: 578377

## Inventory Details - 7/18/2021

**Common name:** Kopta Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-58

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Fiber Cement Board
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Kopta, Forrest and Mandy, Residence

Property ID: 578377

---

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1916, a date that should be considered approximate. The house is currently owned by Forrest and Mandy Kopta.

National Register and Waterville Register eligibility:

About half of the original building's windows and doors have been replaced with incompatible modern units and a large highly visible two-story addition has recently been added to the rear of the building. Apparently due to this loss of integrity, in January 2019 the Department of Archeology and Historic Preservation (DAHP) formally determined the building not eligible for listing in the National Register of Historic Places (NRHP). Although the residence is not eligible for individual NRHP listing, it could perhaps qualify for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area (consultation with DAHP would be needed prior to such a determination).

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different. This building, which despite replacement of historic materials and other alterations remains recognizable as the historic residence, would be eligible for WRHP listing under Category 2 and perhaps under Category 4 for its architectural merits, and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Kopta, Forrest and Mandy, Residence

Property ID: 578377

---

### Physical description:

This small 1.5-story front-gabled wood frame residence is situated on the northwest corner of Walnut and Monroe streets in a residential neighborhood of eastern Waterville. The building, surrounded by a grassy lawn, faces south onto Walnut Street. Today the house, a large modern rear addition, and a modern garage fill most of the lot. The residence was constructed in the Craftsman architectural style, as evidenced by the low-pitched gabled roof, widely overhanging open eaves with exposed rafter ends, decorative false beams in the gable, and large front porch.

The building rests on a poured concrete foundation and is clad with modern horizontal hardiplank (fiber cement board) drop siding, which probably resembles the original cladding. The roof is a low-pitched front-gable with widely overhanging open eaves, exposed angle-cut rafter ends, and modern standing seam sheet metal roofing.

A symmetrical nearly full-width enclosed front porch is offset slightly to the east on the main (south) face of the building, dominating the facade. Square wooden posts with simple molding capitals rise from hardiplank-clad halfwalls to support the low-pitched front-gabled porch canopy, which on the east slope is an extension of the main building roof. The gable face, also clad with hardiplank, features a small centrally placed wood sash casement window and original wood false beams at the roofline. The main entrance, a modern metal frame glass door with modern metal frame sidelights and a vinyl transom light, is centered on the porch face, flanked by banks of wood sash multiple-light and single light windows filling the space between the half walls and the gable. The window banks wrap around both corners of the porch onto the east and west sides. The front door of the house, an original wood panel door with a large oval window and original hardware is offset to the west on the main building face, sheltered by the porch.

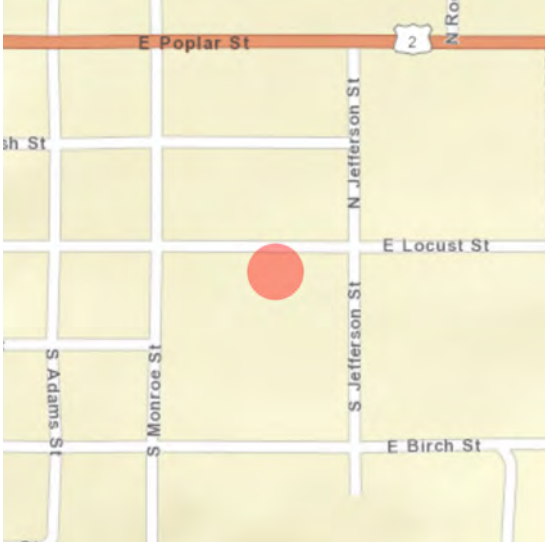
Additional windows and doors are arranged, generally asymmetrically, over other elevations of the building. A small nearly square vinyl window is placed near the center of the building's east wall and an enclosed shed-roofed back porch with exposed rafter ends and vinyl windows is situated to the rear. A shallow shed-roofed rectangular bay window with exposed rafter ends is situated at the rear of the west wall. A prominent modern two-story addition has been built onto the rear (north) of the residence and a modern detached garage has been added just north of the house.



# Historic Property Report

Resource Name: Arneson, Travis and Imelda, Residence      Property ID: 725406

## Location



**Address:** 602 E Locust St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11600300102  
**Plat/Block/Lot:** TAX 12 & TAX 19 & E 11' OF TAX 20; LOT 1; BLK 3; KELLOGG'S 1ST ADD; AKA PARCEL B OF BLA 3214964  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Arneson, Travis and Imelda, Residence

Property ID: 725406

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/17/2021	Survey/Inventory	

## Photos



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



North (front) and west sides, 2021. View to SE.



Main entrance and front porch, 2021. View to SE.



Garage, north (front) and west sides, 2021. To SE.



Overview from Locust St., 2021. View to SE.



# Historic Property Report

Resource Name: Arneson, Travis and Imelda, Residence

Property ID: 725406

## Inventory Details - 7/17/2021

**Common name:** Arneson Residence  
**Date recorded:** 7/17/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-59

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Gable Fronter/Homestead House
Roof Type	Gable - Front
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late Victorian Period	Free Classic
Late Victorian Period	Queen Anne

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes

**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Arneson, Travis and Imelda, Residence      Property ID: 725406

---

**Significance narrative:**      Historic context:

According to County Assessor's records this residence was built in 1916, a date that should be considered approximate. The house is currently owned by Travis and Imelda Arneson.

**National Register and Waterville Register eligibility:**

While the front porch, main entrance, cladding, and the form of this house remain essentially intact, nearly all windows and doors have been replaced with incompatible modern units, compromising the physical integrity of the residence – integrity of design, materials, workmanship, and feeling. The building is therefore recommended not eligible for individual listing on the NRHP under Criterion C and the theme of Architecture. The building, though, may be eligible for the NRHP under other criteria or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite modern alterations remains readily recognizable as the historic residence, would be eligible for WRHP listing under Category 2 or under Category 4 for its architectural merits and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Arneson, Travis and Imelda, Residence      Property ID: 725406

---

### Physical description:

This large 1.5-story front-gabled wood frame residence faces north onto Locust Street, midblock between Monroe and Jefferson streets in a residential neighborhood of eastern Waterville. The house, set back approximately 40 feet from the street, is surrounded by a neat mowed lawn with trees and shrubs. The building was constructed in the Free Classic subtype of the Queen Anne architectural style, evidenced by the building's mix of symmetry and asymmetry, prominent one-story pedimented front porch with classical columns, and large cornice returns.

The house rests on poured concrete foundation and is clad with narrow horizontal lapped boards (clapboard). The roof is a moderately-pitched front-gable featuring moderately overhanging boxed eaves with original wood molding fascia and beadboard soffits. A large cross-gabled wall dormer is centered on each side slope of the roof. Large prominent cornice returns embellish the building and dormer gables and pediments ornament the porch canopies. The roof is covered with modern standing seam sheet metal roofing.

The symmetrically arranged front porch visually dominates the building's main (north) façade. Four round wooden classical Tuscan columns with simple molding capitals and bases rise from clapboard-clad half wall balustrades to support the low-pitched hip-roofed canopy's board and molding entablature. Centrally placed concrete steps lead to the narrow tongue-and-groove board deck, and a prominent pediment with clapboard cladding, board and molding trim, and beadboard soffits is centered above the steps on the porch canopy. The main entrance, an original multiple-light wood frame glass door with narrow matching sidelights, is offset to the east under the porch, and a large original three-part window – a central wood sash cottage window with a narrow wood sash double-hung window on each side, all with decorative multiple-light leaded glass in the upper sashes – is offset to the west under the porch. A pair of large modern vinyl sash sliding windows is centered in the gable above the porch. All windows and doors are set into original board surrounds, topped with a wood molding crown suggesting a classical cornice.

A small enclosed porch with a pedimented canopy and modern windows and door is centered on the west side of the building. Additional one-over-one and sliding windows of various sizes are arranged singly or in pairs and generally asymmetrically over the first story sides of the building, while paired one-over-one windows are centered in the wall dormer faces. These windows appear to be modern vinyl or metal sash replacements although a large cottage window at the front of the west side is probably an original wood sash unit.

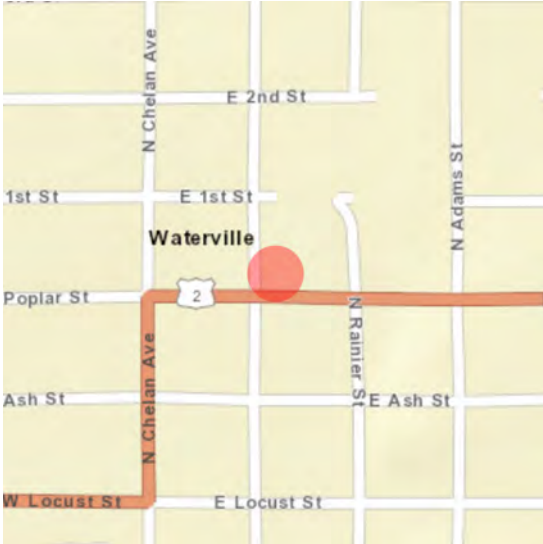
A two-car garage with a low-pitched front gabled roof sits to the rear and west of the house, the eaves moderately overhanging with exposed rafter ends. Two large metal vehicle doors are centered on the main (north) face of the building. Cladding and roofing materials, however, could not be identified from the street. An inscription impressed into the concrete driveway reads, "BY / G. BESEL. / SEPT.17, - 1919."

# Historic Property Report

Resource Name: Tillery, George and Carol, Residence

Property ID: 725414

## Location



**Address:** 203 E Poplar St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 12301401100  
**Plat/Block/Lot:** LOTS 11 & 12; W 1/2 LOT 13; BLK. 14; WALTER'S 1ST ADD  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Tillery, George and Carol, Residence

Property ID: 725414

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	



## Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



North (rear) and west sides, 2021. View to SE.



Garage, north and west (front) sides, 2021. To SE.



Overview from Poplar St., 2021. View to west.



# Historic Property Report

Resource Name: Tillery, George and Carol, Residence

Property ID: 725414

## Inventory Details - 7/18/2021

**Common name:** Tillery Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-60

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Cross
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	T-Shape

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes





## Historic Property Report

Resource Name: Tillery, George and Carol, Residence

Property ID: 725414

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence was built in 1916, a date that should be considered approximate. The building is currently owned by George and Carol Tillery.

**National Register and Waterville Register eligibility:**

About half of the building's windows, including all on the highly visible main façade and east and west sides, have been replaced with incompatible modern units, resulting in compromised integrity of design, materials, workmanship, and feeling. Due to loss of integrity, then, the residence is recommended not individually eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. The building may qualify for NRHP listing under other themes, though, or as a contributing element should a National Register of Historic Places historic district be identified in the area.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite replacement of original windows remains recognizable as the historic residence, would be eligible for WRHP listing under Category 2 and perhaps under Category 4 for its architectural merits, and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Tillery, George and Carol, Residence

Property ID: 725414

### Physical description:

This small one-story gable-front-and-wing wood frame residence is situated on the northeast corner of Poplar Street/Highway 2 and Baker Street in a residential neighborhood of northern Waterville. The house sits on a slightly elevated lot facing south on the Poplar Street, surrounded by a neat mowed lawn with trees and bushes. A seam in the cladding between the gable-front and wing sections of the building, as well as a slight difference in roof heights and different foundation construction, suggests one section of the building is an addition, probably moved to this location from elsewhere. The building is an example of the Craftsman architectural style, as evidenced by the prominent front porch with stout wooden posts, wood shingle cladding, low-pitched gable roof, widely overhanging open eaves with exposed rafter ends, decorative knee braces, and large brick chimney.

The building rests on a poured concrete foundation and is clad with horizontal lapped medium-width boards on the lower walls and evenly coursed rectangular wood shingles on most upper walls and in most gables. The roof over both sections of the building is a low-pitched gable with widely overhanging open eaves, exposed angle-cut rafter ends, beadboard soffits, and modern standing seam sheet metal roofing. Gables are ornamented with large knee braces.

A small but prominent porch is offset to the west on the main (south) face of the front-gabled section, dominating the building facade. Two square wooden posts rise from the low stucco-clad or concrete half walls bordering the porch to support the front-gabled porch canopy, which on the west slope is an extension of the main building roof. The gable repeats the pitch, wood shingle cladding, and knee brace ornament of the main gable. The front door, an original wood panel and glass unit with narrow “four-over-four” vinyl sash sidelights, is centered under the porch, accessed by low carpeted steps. A vertical one-over-one vinyl sash window occupies the main façade of the front-gabled section east of the porch, and a pair of identical vinyl sash windows are centered on the main façade of the wing section to the east.

A rectangular full-height exterior red brick chimney with stepped shoulders is set against the front of the east wall, flanked on each side by a small “four-over-four” vinyl sash window. A large one-over-one vinyl window is situated to the rear. This face of the building is clad entirely with clapboard; no shingles were used. A pair of large one-over-one vinyl windows and two smaller one-over-one vinyl windows are asymmetrically arranged across the west side of the building. A nearly full-width front-gabled enclosed back porch, centered on the rear of the gable-front section and slightly lower than the main roof, features a continuous band of small one-over-one windows that appear to be wood sash double-hung units and an original wood panel and glass door. A second chimney, a small square red brick feature, rises from the crest of the gable-front roof at its juncture with the slightly higher gable peak of the wing section.

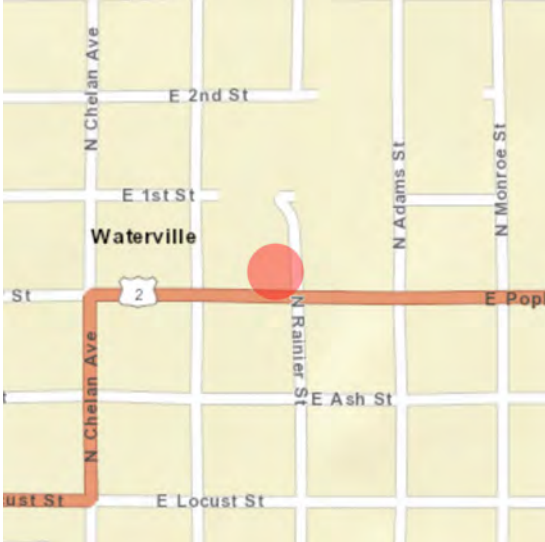
A small front-gabled detached garage faces west onto Baker Street to the rear (north) of the house. The building is clad with horizontal drop wood siding and the low-pitched roof features slightly overhanging enclosed eaves. Roofing is modern standing seam sheet metal and a small modern metal vehicle door has been installed on the building face.

# Historic Property Report

Resource Name: Schettler, Roland, Residence

Property ID: 725416

## Location



**Address:** 217 E Poplar St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 12301401700  
**Plat/Block/Lot:** LOTS 17 THRU 20; BLK. 14; WALTER'S 1ST ADD  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1916	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Schettler, Roland, Residence

Property ID: 725416

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	



## Photos



West and south (front) sides, 2021. View to NE.



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



East and north (rear) sides, 2021. View to SW.



Overview: Poplar St./Hwy. 2 at left, 2021. View to west.





# Historic Property Report

Resource Name: Schettler, Roland, Residence

Property ID: 725416

## Inventory Details - 7/18/2021

**Common name:** Schettler Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-61

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Gable Front and Wing
Roof Type	Gable - Cross
Roof Material	Metal - Standing Seam
Cladding	Wood - Clapboard
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
No Style	No Style

## Surveyor Opinion

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes



## Historic Property Report

Resource Name: Schettler, Roland, Residence

Property ID: 725416

---

**Significance narrative:** Historic context:

According to County Assessor's records this residence was built in 1916, a date that should be interpreted as an estimate. The property is currently owned by Roland Schettler. Diane and Thomas Petersen own the house immediately to the west. Diane notes that, according to her husband who is a long-term resident of the area, the original part of the Schettler house was built in this location but an addition to it was "brought in from the country" (Diane Petersen, personal communication with Ann Sharley, July 18, 2021).

National Register and Waterville Register eligibility:

Extensive and repeated alteration of this historical house, including construction of a modern front porch, replacement of windows and doors with incompatible modern units, and construction of various additions, has changed the building's appearance. Due to compromised integrity – of design, materials, workmanship, and feeling – this residence is recommended not eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture. The residence, however, may qualify for NRHP listing under other criteria or as a contributing feature of a NRHP historic district, since a lesser degree of integrity may be acceptable in such cases.

Requirements for listing on the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. Despite replacement of historical materials and other alterations, this residence remains recognizable as a historical building. Although the residence would not qualify for the WRHP as a prime example of architecture, the building may qualify for individual WRHP listing under other themes. The property may also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Schettler, Roland, Residence

Property ID: 725416

---

### Physical description:

This small one-story wood frame residence is situated on the northwest corner of Poplar Street/Highway 2 and Rainier Street in a residential neighborhood of northern Waterville. The house faces south onto Poplar, surrounded by a mowed yard with trees and bushes. From the front, the residence appears to be a gable-front-and-wing structure, but the variety of building sections, roof shapes, and construction methods, as well as seams in some portions of the cladding, are evidence that the house is the result of numerous buildings and additions cobbled together over the years. The house is an example of vernacular architecture and use of available materials, and no architectural style is apparent.

This residence rests on poured concrete foundations, where visible, and cladding is horizontal lapped medium-width boards. The front-gabled east section of the main (south) façade — probably the original portion of the building — is steeply pitched with moderately overhanging open eaves enclosed with board fascia and soffits. The cross-gabled west wing is a low-pitched side-gabled saltbox with the same eave treatment, and a seam in the gable face is evidence that the original steep roof pitch was lowered and the building section extended to the front. Additions with various roof types and pitches are built onto the rear of the house. Standing seam sheet metal roofing is used throughout the building.

The main entrance, a modern replacement wood panel door, opens into the building at the east side of the west wing face, sheltered beneath a small modern front-gabled porch with two 4x4 support posts. The low porch deck and steps are carpeted and a wooden latticework balustrade surrounds the deck. A large fixed wood frame picture window flanks the porch on the west, and a horizontal vinyl sash sliding window is centered on the front-gabled section's main façade, east of the porch. Additional windows representing a variety of time periods are arranged over other elevations of the building. The only original windows are probably the three tall narrow wood sash double-hung units symmetrically spaced across the east wall of the front-gabled section and its enclosed back porch.

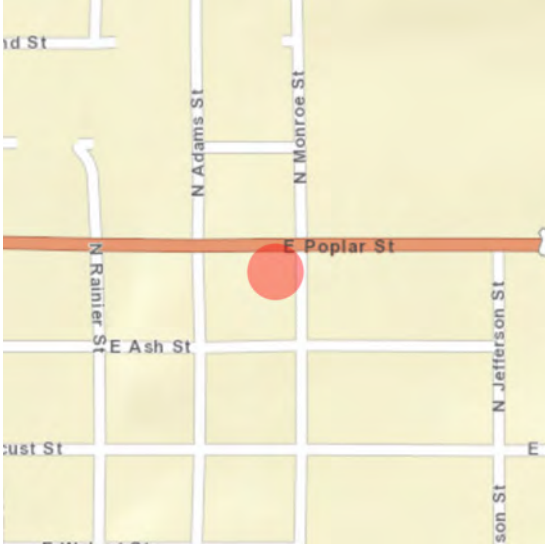
A large historical garage at the northwest (rear) corner of the lot faces south, connected with Poplar Street by a graveled driveway. The building is clad with horizontal drop siding and horizontal boards and the roof is a low-pitched front-gabled saltbox with slightly overhanging open eaves and exposed rafter ends. Two original vehicle doors are offset to the west on the building face, both crafted of narrow vertical boards with four-light wood sash casement windows.



# Historic Property Report

Resource Name: Ludeman, Glenn and Loretta, Residence      Property ID: 725419

## Location



**Address:** 416 E Poplar St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11902800600  
**Plat/Block/Lot:** LOTS 6 THRU 10; BLK. 28; KINCAID'S 1ST ADD  
**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1914	<input type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Ludeman, Glenn and Loretta, Residence    Property ID: 725419

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	



## Photos



East and north (front) sides, 2021. View to SW.



North (front) elevation, 2021. View to south.



North (front) and west sides, 2021. View to SE.



South (rear) and east sides, 2021. View to NW.



Historical and modern garages, 2021. View to NW.



Overview from Poplar and Monroe, 2021. To NW.



# Historic Property Report

Resource Name: Ludeman, Glenn and Loretta, Residence      Property ID: 725419

## Inventory Details - 7/18/2021

**Common name:** Ludeman Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-62

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Asbestos - Shingles
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Ludeman, Glenn and Loretta, Residence      Property ID: 725419

---

**Significance narrative:**      Historic context:

According to the County Assessor's records this residence was built in 1917, a date that should be considered approximate. The house is currently owned by Glenn and Loretta Ludeman, who believe the house was built in 1914.

National Register and Waterville Register eligibility:

This building remains amazingly intact with nearly all windows, doors, and other exterior fabric original. Based on this high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and may also qualify for listing under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for individual listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Craftsman architectural style and may be eligible for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: Ludeman, Glenn and Loretta, Residence Property ID: 725419

---

### Physical description:

This large 1.5-story side-gabled wood frame residence is situated on the southwest corner of Monroe Street and Poplar Street/Highway 2 in a residential neighborhood of northeastern Waterville. The house, surrounded by a neat mowed lawn with trees and bushes, faces north onto Poplar. Two garages, one modern and one historical, open onto Monroe Street at the rear of the lot. The residence was constructed in the Craftsman architectural style, as evidenced by the prominent front porch with battered posts and low-pitched roof with knee braces and exposed rafter tails.

The house, built on a poured concrete foundation, is clad with faux wood grain asbestos shingles with decorative wavy lower margins. The cladding may be original as the product was new and available in the United States at the time this building was constructed. The roof is a low-pitched side-gable with widely overhanging open eaves and exposed angle-cut rafter ends and wooden knee braces and bargeboards with notched ends ornament the gables. Roofing is composition shingle.

A full-width under-the-roof front porch visually dominates the main (north) façade of the building. Four stout square battered wooden posts, with simple wood molding capitals and bases and curved wooden spandrels, rise from large square symmetrically arranged concrete piers to support the porch canopy's board and molding entablature. Low half walls, clad with asbestos shingles, connect the piers, forming a balustrade around the porch. Centrally placed wide concrete steps with low concrete half walls lead to the porch deck and a prominent cross-gable on the roof above the steps embellishes the design. The main entrance, an original multi-light wood frame door, is placed off-center to the west on the rear wall of the porch. Two large original wood sash windows flank the entrance, a cottage window with multi-light leaded glass in the narrow upper sash west of the front door, and a large three-part window east of the door, composed of a large single central light and narrow one-over-one double-hung windows on each side with multi-light leaded glass in the upper sash. A large shed-roofed dormer is centered on the front slope of the roof over the porch with three small original wood sash double-hung windows, with leaded glass upper sash, on its face and knee braces to the sides.

A massive rectangular full height exterior brick chimney with corbeled shoulders is set against the east wall of the house, slightly north of center, a feature also visible from the front of the building. A shallow shed-roofed rectangular bay window is situated at the rear of the east side with a band of three original windows across its face, and a similar bay window of different proportions is placed at the front of the west wall with a pair of original windows on its face. Numerous additional windows, nearly all original wood units with multi-light leaded glass upper sash, are arranged, generally asymmetrically, singly or in pairs, over other elevations of the building. A few incompatible replacement windows have been installed on inconspicuous portions of the rear elevation.

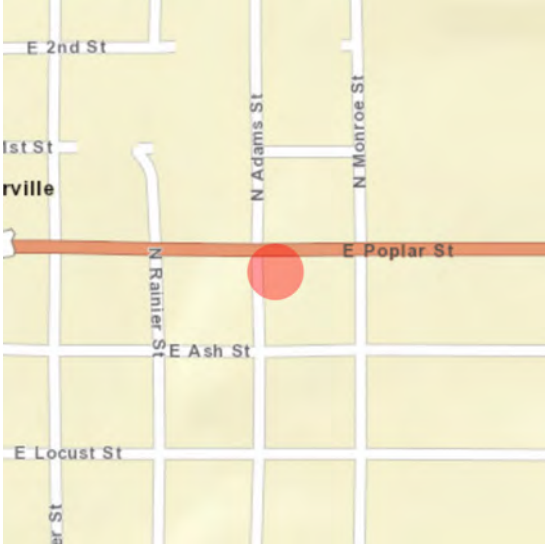
A small garage, probably original, sits at the southeast rear corner of the lot, facing east onto Monroe Street. This building, clad with medium-width clapboard, is front-gabled with widely overhanging eaves and exposed angle-cut rafter ends. A modern metal vehicle door is centered on the main façade. A modern garage has been built just north of the original garage, also facing east onto Monroe.



# Historic Property Report

Resource Name: Bowen, Sheianne and Justin, Residence      Property ID: 725323

## Location



**Address:** 400 E Poplar St, Waterville, Washington, 98858  
**Tax No/Parcel No:** 11902800100  
**Plat/Block/Lot:** LOTS 1 THRU 5; BLK. 28; KINCAID'S 1ST ADD  
**Geographic Areas:** Douglas County, WATERVILLE Quadrangle, T25R22E22

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1917	<input checked="" type="checkbox"/>
Remodel	2015	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: Bowen, Sheianne and Justin, Residence      Property ID: 725323

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

---

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	

---

## Photos



East (front) and north (original front) sides, 2021. To SW.



Remnant of original front porch, 2021. View to SE.



Covered knee braces in north gable, 2021. To SE.



West and south (rear) sides, 2021. View to NE.



Garage, west (front) elevation, 2021. View to east.



Overview from Poplar St./Hwy. 2, 2021. View to NW.



# Historic Property Report

Resource Name: Bowen, Sheianne and Justin, Residence      Property ID: 725323

## Inventory Details - 7/18/2021

**Common name:** Bowen Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-63

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable
Roof Material	Metal - Standing Seam
Cladding	Vinyl Siding
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):**      Yes



## Historic Property Report

Resource Name: Bowen, Sheianne and Justin, Residence      Property ID: 725323

---

**Significance narrative:**      Historic context:

According to County Assessor's records this residence was built in 1917, a date that should be considered approximate. The building is currently owned by Sheianne and Justin Bowen.

National Register and Waterville Register eligibility:

Extensive remodeling – removal of the front porch, moving of the main façade to a different side of the building, and replacement of all cladding, windows, and doors with modern materials – has left this residence virtually unrecognizable as a historical building. Due to severely compromised integrity – of design, materials, workmanship, and feeling – this residence is recommended not eligible for listing on the National Register of Historic Places (NRHP) either individually or as a contributing element in a NRHP historic district.

Extensive alteration probably also precludes listing of this building in the Waterville Register of Historic Places (WRHP), individually or as a contributing element in a Waterville Register historic district.

**Physical description:**

This small 1.5-story gabled wood frame residence sits on the southeast corner of Poplar Street/Highway 2 and Adams Street. During recent remodeling the main façade of the building, originally the north side facing Poplar Street, was extensively altered and the front porch was completely removed. Doors and windows throughout the building have been replaced with modern units and the main entrance moved to the east side of the house. The building was originally constructed in the Craftsman architectural style, now identified only by vinyl-covered knee braces in the gables and a shed-roofed dormer on the west slope of the roof. A scar in the center of the north wall foundation marks the location of the original front porch.

The building currently rests on the original poured concrete foundation and is clad with modern vinyl siding. The roof is a moderately pitched gable with widely overhanging eaves, now enclosed with hardiplank fascia and vinyl soffits. Roofing is modern standing seam sheet metal. Today the foundation and a small square red brick chimney remain the only visible historical fabric.

A small unaltered front-gabled garage with horizontal drop wood siding, a steeply pitched front-gabled roof, and a double vertical board vehicle door sliding on an overhead track remains at the southwest (rear) corner of the lot, and a large modern shed has been added at the southeast corner.



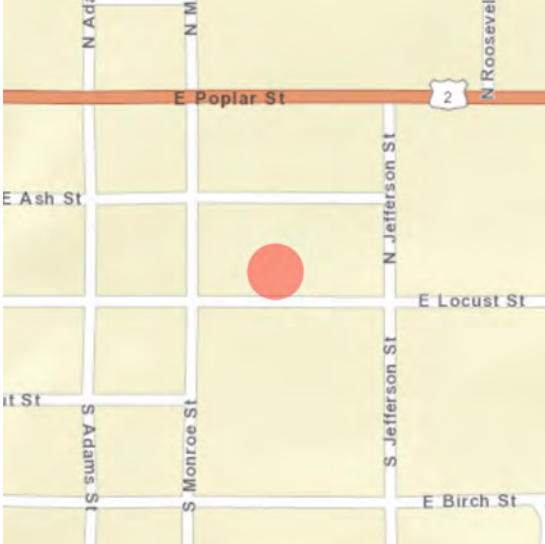


# Historic Property Report

Resource Name: McCallum, Penny and Jeffery, Residence

Property ID: 725336

## Location



**Address:** 519 E Locust St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11600200208

**Plat/Block/Lot:** TAX 14 EX TAX 40; S 9' OF TAX 40; IN LOT 2; BLK 2; KELLOGG'S 1ST ADD

**Geographic Areas:** WATERVILLE Quadrangle, T25R22E22, Douglas County

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1919	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
----------	-----------------





# Historic Property Report

Resource Name: McCallum, Penny and Jeffery, Residence

Property ID: 725336

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
------	-------------	-------

**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	



## Historic Property Report

Resource Name: McCallum, Penny and Jeffery,  
Residence

Property ID: 725336

### Photos



West and south (front) sides, 2021. View to NE.



South (front) elevation, 2021. View to north.



South (front) and east sides, 2021. View to NW.



Front (south) porch, 2021. View to NW.



Garage, south (front) side, 2021. View to north.



Overview from Locust St., 2021. View to NE.



# Historic Property Report

Resource Name: McCallum, Penny and Jeffery, Residence

Property ID: 725336

## Inventory Details - 7/18/2021

---

**Common name:** McCallum Residence  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-64

### SHPO Determination

## Detail Information

---

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable - Side
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Structural System	Wood - Platform Frame
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Craftsman

## Surveyor Opinion

---

**Property appears to meet criteria for the National Register of Historic Places:** Yes  
**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: McCallum, Penny and Jeffery,  
Residence

Property ID: 725336

**Significance narrative:** Historic context:

According to the County Assessor's records this residence was built in 1919, a date that should be considered approximate. The house is currently owned by Penny and Jeffery McCallum.

National Register and Waterville Register eligibility:

This building remains amazingly intact with all doors, windows, and most other exterior fabric original. Based on this high level of integrity – of location, design, setting, materials, workmanship, feeling, and association – the residence is recommended eligible for listing in the National Register of Historic Places (NRHP) under Criterion C and the theme of Architecture and perhaps under other criteria. The building is recommended NRHP eligible both individually and as a contributing element should a National Register of Historic Places historic district be identified in the area.

The building would also be eligible for listing in the Waterville Register of Historic Places (WRHP) under Category 2 as an excellent example of the Craftsman architectural style, and perhaps under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.



## Historic Property Report

Resource Name: McCallum, Penny and Jeffery,  
Residence

Property ID: 725336

### Physical description:

This small 1.5-story cross-gabled wood frame residence faces south onto Locust Street, midblock between Monroe and Jefferson streets in a residential neighborhood of eastern Waterville. The house is set back approximately 35 feet from the street, surrounded by a mowed yard with trees and flowers. The residence was constructed in the Craftsman architectural style, as evidenced by the low-pitched roof, widely overhanging open eaves with exposed rafter ends, decorative knee braces in the gables, prominent front porch with battered wood posts, wood shingle and clapboard siding, and large brick chimney.

The building rests on a poured concrete foundation and is clad with horizontal lapped medium width boards (clapboard) with evenly coursed wood shingle imbrication in the gables. The roof is a low-pitched side-gable with a large prominent cross-gable centered on the front (south) slope of the roof. Eaves are widely overhanging with exposed angle-cut rafter ends, and large wooden knee braces ornament the gables. The roof is covered with modern standing seam sheet metal.

A symmetrical nearly full-width front porch projects from and dominates the main (south) façade of the building. Four symmetrically arranged square battered wooden posts, the two at the porch corners larger and clad with clapboard, rise from large square clapboard-clad piers to support the cross-gabled canopy. A low open board balustrade extends between the piers, bordering the porch. Poured concrete steps, with poured concrete or stucco-clad half walls on each side, are centered on the porch façade, leading to the moderate-width board porch deck. The porch gable face is embellished with large decoratively curved knee braces, a board and molding belt course with widely spaced dentils, and shingle imbrication. A small shed-roofed rectangular projection centered in the gable probably once held a window; today a metal louvered vent has been installed on its face.

The main entrance, an original wood panel and glass door with beveled lights, is centered on the facade of the house, sheltered by the porch. The door is flanked by large asymmetrically placed windows, a broad 11-over-one wood sash cottage window to the west and a slightly smaller 15-over-one wood sash double-hung window to the east. A full height exterior rectangular red brick chimney, stepped at the shoulder to create a wider base, rises near the front of the west side wall with a multilight-over-single light wood sash double-hung window on each side. A shallow canted bay window with a shed roof is situated to the rear with original windows on the faces. Additional original wood sash windows are arranged, generally asymmetrically, over other elevations of the building.

An original garage with a front-gabled saltbox roof and knee braces in the gable is situated to the rear of the house, facing south toward Locust Street. This feature is currently undergoing preservation treatments.



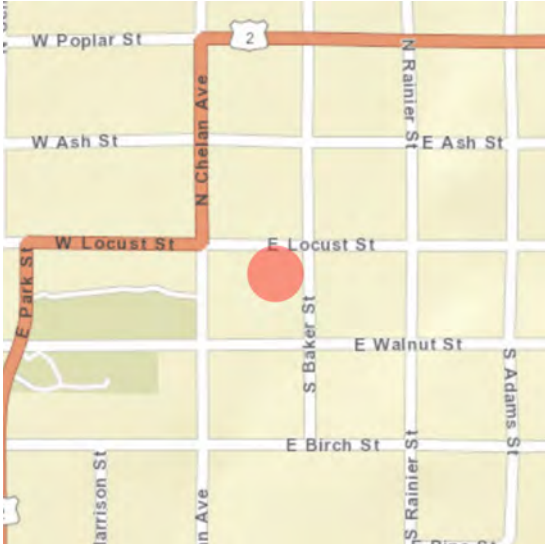


# Historic Property Report

Resource Name: Waterville Town Hall

Property ID: 725450

## Location



**Address:** 104 E Locust St, Waterville, Washington, 98858

**Tax No/Parcel No:** 11900301100

**Plat/Block/Lot:** LOTS 11 THRU 20 & VAC. ALLEY; BLK. 3; KINCAID'S 1ST ADD

**Geographic Areas:** Douglas County, T25R22E22, WATERVILLE Quadrangle

## Information

**Number of stories:** 1.00

### Construction Dates:

Construction Type	Year	Circa
Built Date	1920	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Commerce/Trade	
Commerce/Trade	

### Historic Context:

Category
Architecture
Commerce

### Architect/Engineer:

Category	Name or Company
----------	-----------------



# Historic Property Report

Resource Name: Waterville Town Hall

Property ID: 725450

---

## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

### Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2021-06-03919, , Reconnaissance Level Survey of Selected Historic Properties within the Town of Waterville, Washington	7/18/2021	Survey/Inventory	

## Photos



North (front) and west sides, 2021. View to SE.



North (front) elevation, 2021. View to south.



East and north (front) sides, 2021. View to SW.



West and south (rear) sides, 2021. View to NE.



East shaped parapet, 2021. View to SE.



Overview from Locust-Baker intersection, 2021. To SW.



# Historic Property Report

Resource Name: Waterville Town Hall

Property ID: 725450

## Inventory Details - 7/18/2021

**Common name:** Town Hall  
**Date recorded:** 7/18/2021  
**Field Recorder:** Ann Sharley, Senior Architectural Historian, AHA!  
**Field Site number:** AHA-2021-WS-65

### SHPO Determination

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - One-Part Block
Roof Type	Flat with Parapet
Cladding	Brick - Common Bond
Structural System	Masonry - Brick
Plan	Rectangle

### Styles:

Period	Style Details
Late 19th and Early 20th Century American Movements	Commercial

## Surveyor Opinion

**Property is located in a potential historic district (National and/or local):** Yes  
**Property potentially contributes to a historic district (National and/or local):** Yes



## Historic Property Report

Resource Name: Waterville Town Hall

Property ID: 725450

---

**Significance narrative:** Historic context:

According to Sanborn fire insurance maps this building was constructed at some point between 1909 and 1922, probably closer to 1922 based on the building type and construction (Sanborn Map Company 1909, 1922). Today the building serves as the Waterville Town Hall and extensive remodeling has facilitated conversion to this new use.

National Register and Waterville Register eligibility:

Replacement of the original storefronts, windows, doors, and cladding in the main façade bays with modern fabric has severely compromised this building's integrity of design, materials, workmanship, and feeling. Due to loss of integrity, then, the building is recommended not eligible for individual listing in the National Register of Historic Places (NRHP). The building, however, retains its original form with brick walls, pilasters, and shaped parapets still extant. The building may therefore qualify for NRHP listing as a contributing element should a National Register of Historic Places historic district be identified in the area, a case in which a lesser degree of integrity may be acceptable.

Requirements for listing in the Waterville Register of Historic Places (WRHP) are somewhat different than those of the NRHP. This building, which despite replacement of original fabric remains recognizable as a historic commercial building, would be eligible for WRHP listing under Category 2 and perhaps under Category 4 for its architectural merits, and may also qualify for listing under other categories. The property would undoubtedly also qualify as a contributing element in a Waterville Register historic district.





## Historic Property Report

Resource Name: Waterville Town Hall

Property ID: 725450

---

### Physical description:

This large one-story brick building is situated on the southwest corner of Locust and Baker streets, facing north onto Locust, one of the many commercial structures in the Waterville central business district. A broad concrete sidewalk separates the building from the street and an alley borders the structure on the west. Although the building has been extensively altered, it remains readily recognizable as a historical commercial building. This building is an example of commercial vernacular forms that became widespread in the ca. 1920 to 1940 period, buildings characterized by brick masonry, concrete trim, simple geometric designs ornamenting the upper facade, planar parapets rather than projecting cornices, and large plate glass windows.

The building rests on a poured concrete foundation, walls are red structural brick arranged in a common bond pattern with one header course for every six stretcher courses, and the main (north) façade and forward portion of the west side wall are painted. The roof is flat with a shaped parapet.

The main façade is symmetrically arranged, with seven brick pilasters, flush with the walls and set on concrete bases, dividing the building into two identical halves, each with two wide bays flanking a narrow central bay. Original low concrete bulkheads extend across bays that originally served as storefronts. Today all bays are filled with modern fabric: modern fixed wood frame windows, a modern metal frame glass double commercial door, a modern metal pedestrian door, and two modern metal vehicle doors. The face of each bay is inset very slightly into the wall and additional space within each bay is filled with modern vertical T1-11. An original decorative soldier brick belt course, flush with the wall, extends across the tops of the bays, and another soldier brick belt course, protruding slightly from the wall, extends across the entire face of the building at the juncture of the upper wall and parapet. The parapet is brick, flat with a large brick Mission-shaped extension centered over each half of the building. Coping is concrete, with modern sheet metal added in places. Flush geometric patterned brickwork, a large rectangle with a curved top and a small square at each side, is centered on the face of each parapet extension, ornament probably originally used as signboards.

The east side of the building, probably intended as a party wall, has no windows, doors, or ornament. On the west side of the building two large openings facing the alley, presumably loading docks, have been filled, the front (north) opening with glass blocks and the rear opening with plywood. Four large original steel sash multiple-light windows are evenly spaced across the rear portion of the upper wall, each with a concrete lintel and stucco-clad brick sills. Another soldier brick belt course, protruding slightly from the wall, extends across the entire west face of the building at the juncture of the upper wall and parapet. A modern high one-story metal utility building with a very low-pitched front-gabled roof has been built onto the east side of the building's rear (south) face. Visible portions of the rear wall are exposed brick with no windows or ornament. A large opening near the center of the wall is now filled with concrete blocks and a modern pedestrian door. A sloping metal track above the opening, now corroded, once held a sliding door.

### Bibliography:

Sanborn Map Company  
1909, 1922 Waterville, Douglas County, Washington [maps]. Sanborn Map Company, New York.