

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Washington Hotel
other names/site number Washington House

2. Location

street & number 2 South Main Street [n/a] not for publication
city or town Greenfield [n/a] vicinity
state Missouri code MO county Dade code 057 zip code 65661

3. State/Federal Agency Certification

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


Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date 20 Aug 02

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
[] entered in the National Register See continuation sheet [].	_____	_____
[] determined eligible for the National Register See continuation sheet [].	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register	_____	_____
[] other, explain see continuation sheet [].	_____	_____

5. Classification

Ownership of Property

Category of Property

Number of Resources within Property

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

contributing	noncontributing	
1	0	building
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

Current Functions

Domestic/hotel

Commerce/Trade/restaurant

Vacant/ Not In Use

7. Description

Architectural Classification

Italianate

Other: two-part commercial block

see continuation sheet [].

Materials

foundation Brick

walls Brick

Stucco

roof Asphalt

other Wood

Tin

see continuation sheet [].

NARRATIVE DESCRIPTION

See continuation sheet [x]

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Commerce

Periods of Significance

1882 - 1952

Significant Dates

1882

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown/Long, Arch M

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other

Name of repository: Dade County Public Library

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

A. Zone 15	Easting 425660	Northing 4141100	B. Zone	Easting	Northing
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title see continuation page

organization _____ date _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Section 7 Page 1

Washington Hotel
Dade County, Missouri

Summary:

The 2 1/2-story, plus raised basement, Washington Hotel is located at 2 South Main Street on the northeast corner of the courthouse square in Greenfield, Dade County, Missouri.¹ Built of locally-manufactured bricks in 1882 and expanded between 1900-10, the building features modest Italianate styling applied to a vernacular (two-part commercial block, as described by Longstreth)² hotel form. Elements include a pilastered exterior with a bracketed cornice above courses of serrated brickwork, tall windows with segmental arches, a low-pitched hipped roof with dormers on all four sides and a deeply recessed entrance under a round arch. The central block measures 40 feet across the front (west) elevation by 45 feet in depth. The building is painted red with white trim. Wings add 16 feet and 28 feet to the west and north elevations, respectively. Over the years, verandahs which originally wrapped around three sides of the hotel have been removed although their locations can be easily inferred because of joist holes, highly visible ghost lines and entrances opening onto space. Within its relatively unaltered late 19th Century interior, the original hotel building provided 15 sleeping rooms and another seven sleeping rooms were available in the early 20th century additions. Although somewhat deteriorated after standing vacant for several years, the Washington Hotel is relatively intact in the main except for a collapsed wall at the southeast corner and the loss of the verandahs. An architect who inspected the building last year reported that despite the wall damage and other deterioration, it is in good structural condition.³ The building, which has been stabilized pending repairs, retains integrity of design, materials, workmanship, location, setting, feeling and association.

Elaboration:

The Washington Hotel faces west toward the Dade county Courthouse from the northeast corner of the courthouse square where South Main Street and East College Street intersect. The National Register-listed Greenfield Opera House Building (12/10/98) is on another corner of the square, at Water and Allison Streets. Fronting on South Main Street, the west (primary) elevation of the Washington Hotel consists of the 2 1/2-story, plus raised basement, main block and a one-story, plus raised basement, wing addition (16 x 36 feet) on the south. The larger wing addition (24 x 28 feet), also one-story with a raised basement, is attached to the northeast portion of the original building. The basement is accessed from central entrances, the lower portions of which are below street level. The exterior brick walls are three wythe (approximately one foot) thick. The bricks are laid in a common bond. From grade to cornice, the main block is 36 feet high.

The west facade of the main block, measuring 40 feet across, is divided into three bays by brick pilasters. These pilasters are structural as well as decorative. They thicken and strengthen the walls while visually emphasizing the central bay and creating a paneled effect. The central bay is the narrowest of the three bays. It contains the primary entrance which is deeply recessed behind a round-arched opening containing a sign with the painted words, WASHINGTON HOTEL. Directly above the main entrance is a second floor transomed entrance which originally opened onto the upper deck of a wooden verandah which wrapped around both sides for more than half the length of the building. The main entrance was accessed from the first level of the verandah. Today neither of these entrances is accessible due to the removal of the verandah and the wide frame staircase which began at the public sidewalk. The front portion of the verandah, less its original scrollwork balustrades, was removed only a few years ago.

¹ Although the Washington Hotel is depicted as a 3 1/2-story building on Sanborn maps, it reads more strongly as a 2 1/2-story building with a raised basement.

² Richard Longstreth, The Buildings of Main Street, Washington, D.C., The Preservation Press, 1987, pp. 24-53.

³ Laura Jean Derrick, "Building Evaluation for Washington Hotel," March 6, 2001, pp. 1, 18.

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Dade County, Missouri

On the main and upper floor of the two bays that flank the middle bay are tall, double-hung 2/4 windows with segmental arches. Fenestration of the basement level is different, consisting, from north to south, of an entrance, two windows, an entrance and a boarded-over window. The middle basement window which is directly below the main entrance is segmentally arched. Other basement openings in the west elevation have flat arches.

The original building is capped by a low-pitched hipped roof with a truncated apex with a flat deck area on top. Asphalt covers the still-in-place original metal roof with standing seams. The deck can be reached through a trapdoor in the ceiling. Frame, shed roof dormers are situated on all four hips. Individual dormers are centered in the west and rear while pairs of dormers are centered in the side (north and south) elevations. The dormers contain smaller versions of the segmentally-arched, 2/4 windows found throughout the building. Four shaped or otherwise elaborated brick chimneys emerge from the perimeter walls. Two of the chimneys are on the east (rear), and one each is on the north and south sides of the building. For the first two decades or so after the hotel was constructed in 1882, the major rooms were heated by cast iron stoves which were attached to flues in the chimneys. Between 1900 and 1910, Sanborn maps indicate, the hotel became steam-heated and was wired for electric lighting.

On all facades, wooden eaves project into a deep cornice which conceals the original, boxed-in guttering of the roof. Below the overhanging eaves is a wide frieze board which is divided by a horizontal wood molding and decorated with pairs of ornate wooden brackets. The brackets, which are aligned with the pilasters, are typical of the Italianate style. Below the frieze on all facades, four courses of corbelled bricks are arranged in a decorative band between the corner and central pilasters. In two of the courses, the bricks are set at an angle with their corners protruding for a serrated or "saw-toothed" effect. In the middle bay of the primary (west) facade only, this decorative band is parallel to the base of the transom above the central doorway that opened onto the upper level of the verandah.

Although painted red several years ago, historic photographs indicate that the old hotel was white from an early period. The dormers, now painted white, appear a much darker color in a ca. 1905 photo. The frieze is also dark in the photo, while the scrollwork balustrade of the verandah is a light color. Today the paint is peeling at various locations around the building.

South of the main block, a 16-foot wide by 36 feet deep wing addition continues to an adjacent two-story building with which it shares a common wall. This one-story brick addition with a raised basement is sheathed in pressed metal stamped with a brick design and painted white. The basement portion extends westward eight feet (the width of the verandah of which it had been a part). At some time after 1924, the lower portion of the porch was enclosed and made part of the south wing. The facade of the projecting basement portion has a molded tin cornice with a fleur-de-lis motif and other stylized designs. A central transomed entrance with what appears to be an original door is flanked by two tall fixed windows on each side with a vertical mullion between them. This wooden door consists of a large vertical window above horizontal panels.

Originally overhung by the roof of the missing front verandah, the upper floor of the south wing contains two tall, evenly spaced windows with segmental arches. These upstairs windows are similar to those in the main block. At the edge of the slightly projecting roof is a plain fascia board. The flat roof of the addition slopes rearward. The roof of the larger east addition is also flat and slopes rearward. Sanborn maps indicate that both additions were constructed between 1900 and 1910. Despite its similar windows and long association with the hotel, with which it communicates internally, the overall appearance of the south wing with its contrasting white paint and metal sheathing suggests that it was a separate building.

The other public facade, the north side elevation, fronts on College Street (originally North Street) and is longer than the main (west) elevation. The only entrances are in the basement, but otherwise the north elevation is organized like the west elevation in that it is divided into three sections by pilasters. Pilasters flank the middle fifth

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Washington Hotel
Dade County, Missouri

of the elevation and also are located at the corners. Five tall, segmentally arched double-hung $2/4$ windows similar to those in the front are evenly spaced across the facade on the main and upper floors. Fenestration of the raised basement is similar but the central bay and the adjacent east bay contain entrances instead of windows. The east-of-center entrance has a transom similar to the windows but shorter. Treatment of the roofline is similar here and throughout the building, with bracketed eaves and courses of decorative serrated brickwork. Two shed-roof dormers are perched on the roof.

Continuing eastward from the main block, and flush with its north wall is a two-story (one story plus basement) brick addition measuring 24 by 28 feet. Windows on the north facade, two per floor, are segmentally arched $1/1$ s. There are two exterior doors. Fenestration on the lower level, from east to west, is window, segmentally arched door, window, flat-arched door. This wing is said to have been constructed on the site of the original hotel livery stable.

The south and east elevations of the original building have fenestration which is similar to that on the west and north elevations. The segmentally arched windows on these less-public facades are similar to those on the public facades, as well. The only major deviation between the exterior walls on the less-public facades compared with on the public facades is the absence of brick pilasters on the former.

The interior including the stairway is substantially intact. Walls and ceilings are plaster with wooden trim and moldings. The plaster has been applied directly to the interior brick. Two steps lead down into the basement from the outside entrances. The raised basement has a $10\frac{1}{2}$ -foot ceiling. The old steam boiler and room radiators remain intact in the lower level, and the northeast room has a concrete slab along the east wall which appears to have been a hearth for a cooking stove. A restaurant was on this floor. A staircase leads from the basement to the main floor and continues to the attic level. Both the main floor and the second floor have 12-foot ceilings. The interior of the south addition has molded tin ceilings.

The original hotel contains 24 rooms of all types. The raised basement, essentially a service level, has five business rooms plus a furnace area. The hotel's major public rooms such as the parlor-reception room and the public dining room were on the first (main) floor, along with one sleeping room. This floor originally contained four parlors and a bedroom but over the years, as the hotel faded, the parlors were converted into bedrooms. The second floor has 10 sleeping rooms and the top half-story with the dormers has four sleeping rooms. The south wing has a business room on the lower level with three sleeping rooms on the upper level. The east wing currently contains a two-room apartment on each floor. It is possible that these two apartments were originally four separate sleeping rooms (two on each level).

In 1910, the lower floor of the south addition housed a barber shop and the southwest room of the original building contained a tailor shop. Over the years, other services provided on the lower level included a shoe cobbler and a clock repair shop.

Although deteriorated due to lack of maintenance compounded by several years of vacancy, the Washington Hotel is almost surprisingly intact. It maintains its original architectural design and materials. As deterioration worsened, the porches were removed for safety concerns but a portion of the front porch was intact at least as recently as 1992. However, the location of the verandah on the west and north elevations can easily be inferred from joist holes and ghost lines in the brick walls. On the south, it wrapped around where the historic addition was constructed. Vintage photos depict the porches with sufficient clarity for replication, which is planned. The southeast corner was damaged in connection with a wintertime fire in an adjacent building. The subsequent freezing and thawing of water that entered the hotel weakened the integrity of the corner and it fell. Most of the original bricks were recovered for use in a proposed rehabilitation. Some of the boxed guttering on the north elevation has been removed for safety purposes.

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Most of the interior woodwork is still in place. No interior partitions have ever been removed above the raised basement. Plywood has been used to temporarily segment some rooms and provide more bedrooms on the second floor. Most of the wood floors are intact with some deterioration on all floors from roof leaks. The stair railing and balusters are in excellent condition. Although wooden plank floors were built over the original concrete floors in the raised basemet, this did not change the usage.

A building evaluation conducted in 2001 by architect Laura Jean Derrick, of Springfield, concluded: "The Washington Hotel is in good condition considering it is over 120 years old and has been left without maintenance for a number of years. Except for the porch and southeast corner and a few minor repairs, the building is in good structural condition. The tuckpointing and replacement of deteriorated wood is minimal. The roof condition is fairly unknown until some removal takes place. However, when taking into consideration demolition costs and reconstruction of a new facility, maintaining this structure with its historical context may prove to be a cost-effective decision. This building is a fine example of the building types of the late 1800s and contributes architecturally to the other buildings around the square."⁴

The evaluation was at the request of the Dade County Historical Society which hopes to see the Washington Hotel rehabilitated.

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Washington Hotel
Dade County, Missouri

Summary:

The Washington Hotel in Greenfield, county seat of Dade County, is eligible for listing in the National Register of Historic Places under Criterion A with local significance in the area of Commerce. From its grand opening in 1882 through its closing in the late 1960s, the Washington Hotel was a significant commercial entity in Greenfield and the larger Dade County area. Constructed of locally manufactured bricks, the hotel is the only extant building on the courthouse square which pre-dates the arrival of the Kansas City, Springfield and Memphis Railroad in Greenfield in 1886. While there were other hotels and boarding houses in Dade County, the 2½-story with a raised basement Washington was the largest and most opulent. With its wings it could accommodate at least 20 overnight guests and contained 30 rooms overall including ground floor shops. The hotel was particularly important in the decades when the horse was the primary means of transportation. Farmers who traveled to the county seat to buy supplies and transact business before returning home the next day were likely to spend the night at the Washington. The hotel also housed countless businessmen, traveling salesmen and theatrical troupes who came to Greenfield to perform at the Greenfield Opera House across the public square (listed in the NR 12/10/98). Local citizens used the hotel as a meeting place, for dining, and as the site of weddings and parties. Not only was the Washington a significant commercial entity in itself; its presence was important to the economic development of the larger community. Today the Washington is the only surviving hotel in Greenfield. Despite deterioration and structural damage to a rear corner, an independent architect has pronounced the building with a raised basement as relatively fit. The loss of its wraparound verandah was unfortunate, but even without it the Washington Hotel is a significant, visually strong presence on the Greenfield square. The period of significance begins with the completion of construction in 1882 and ends in 1952, the arbitrary 50-year cutoff point for National Register listing.

Elaboration:

Dade County was established in 1841, with Greenfield designated as the county seat in the same year. No buildings are extant in downtown Greenfield from this period and the Washington Hotel is the oldest and one of the largest surviving structures on the square (the Dade County Courthouse is the largest). At the time of the hotel's construction in 1882, the square was almost completely lined with brick buildings that had been built to replace frame buildings that were casualties of the Civil War. The county's second courthouse, which reportedly had been used as a fortress by Federal militia during the Civil War, was burned in October 1863 by Confederate forces led by Colonel Joseph Shelby during Shelby's incursion into Missouri from Arkansas in the fall of that year. An earlier downtown hotel was among Greenfield's commercial properties that were destroyed or badly damaged during the war.⁵

Construction of the Washington Hotel was completed in August 1882, one year after it began. The contractor was Arch M. Long, who was commissioned for the job by Washington Lodge Masonic Order #87 which erected the hotel as an investment. The reported cost was \$9,000.⁶ The site consisted of two lots that had been purchased from Alexander Snadon by R. S. Jacobs, prominent businessman, banker and former Worshipful Master of Lodge #87. Jacobs filed a quit claim deed in September 1882, giving the lodge sole ownership of the hotel. The Masons owned or leased the top floor of a three-story building on the northwest corner of Main and College Streets (diagonally across the street from the Washington Hotel), and apparently did not use the hotel for lodge-related

⁵ John N. Edwards, Shelby and His Men: The War in the West (reprint edition: Waverly, Missouri, General Joseph Shelby Memorial Fund, 1993; originally published 1867).

⁶ Greenfield Advocate, March 26, 1885.

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purposes.⁷ Bricks used in constructing the original 40 x 45-foot portion of the Washington Hotel were made at the local McReynolds & Griggs Brickyard.⁸

In its early years, the Washington Hotel was ideally situated for anyone having business to conduct on or around the Dade County square. Nearby were the R. S. Jacobs Bank (today the Citizen's Home Bank) and a two-story print shop (which by 1909 had become the C. Z. and Will O. Russell Abstract Company, which remains today). By 1889 two colleges, a public school, two hardware stores, two newspapers, four drugstores, two millinery shops, a farm implement store, two restaurants, a meat shop, a billiard hall, three hotels, three woodworking shops, a wagon and buggy factory, two barber shops, a boot and shoe shop and the Greenfield Opera House (built in 1888) were located in and around the square.⁹ "From its earliest days business was good, but after the railroad spur was built connecting the mainline [of the Kansas City, Springfield, and Memphis Railroad] with Greenfield in the 1880s, the hotel's star ascended," wrote regional historian Leland Fox. "Twice daily passenger and frequent freight service saved Greenfield. From then on drummers drove out to the countryside and took orders from the general merchandise stores located a few miles apart, whichever direction one traveled from Greenfield," said Fox.¹⁰

Deservedly, the Washington Hotel was considered quite elegant by the local press. On February 2, 1883, the year after the Washington Hotel was completed, the *Greenfield Advocate* reported "A gay party [in the Washington Hotel] on Friday evening. The gas at the Washington Hotel was turned on; the double doors of those spacious parlors were flung wide, and everything in and about them shone like burnished gold in the effulgence of the sun. By half past eight, a goodly number of young ladies and gentlemen were gathered there for the purpose of engaging in a 'whirl'. Mr. and Mrs. Clark were the hosts."

The Washington Hotel was the largest hotel in Dade County, but it was not without competition as a haven for overnight visitors. One or two boarding houses were located on the Greenfield square at about the time of its construction (as depicted on the 1885 Sanborn fire insurance map). By 1892 the largest of these, a two-story building on the southwest corner of Main and Water Streets, was a full-fledged hotel known as the Delmonico Hotel. By 1924, there was still a hotel in the building at this location but it had been renamed the Greenfield Hotel, Sanborn maps indicate.¹¹ The fact that there was enough business to support both the Washington and the Delmonico/Greenfield for many years suggests that Lodge #87 succeeded in its goal of creating a thriving business.¹²

Especially during the early years of ownership of Lodge #87, improvements to the Washington Hotel were common. As reported in the *Advocate*, Wiley Cook put a "substantial plank sidewalk" in front of the hotel and Solon Mauzy received the contract for a new roof, outside woodwork and a fresh coat of paint in 1887; and the

⁷ John Snadon, grandson of Alexander Snadon, oral history, February 2001; Deed Records, Book 33, p.189, Dade County Courthouse, Greenfield, Missouri.

⁸ *Greenfield Advocate*, October 6, 1881.

⁹ *Goodspeed's History of Polk, Cedar, Dade, and Barton Counties*, Vol. 1, Chicago: Goodspeed Publishing Company, 1889, p. 466; Hilda Wallace, "Greenfield, Missouri, Historical Presentation Paper," Dade County Library Collection, 1975.

¹⁰ Leland Fox, "Washington Hotel Museum," pamphlet, 1971, p.5.

¹¹ Sanborn Insurance Company maps for Greenfield, Dade County, Missouri, dated 1885, 1892, 1900, 1910 and 1924.

¹² Arthur C. Griffith, pamphlet of Washington Lodge #87 (no date).

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Washington Hotel
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inside woodwork was repainted and the walls papered in 1889. The year after it was completed, 1883, "improvements" at the Washington Hotel were being made by a Major Stephenson, the newspaper reported. Installation of a new tin roof on the Washington House by A. Helphenstine was reported in 1883.¹³ The Washington Hotel and the Washington House apparently were one and the same.

When the Greenfield Opera House was completed on the square in 1888, it brought much activity to downtown Greenfield. A range of celebrities including pianist John William "Blind" Boone and orator William Jennings Bryan performed at the opera house, which was host to a wide variety of entertainment including vaudeville, drama and moving pictures. Many entertainers and other paying guests came by train and made use of the accommodations provided by the Washington Hotel. After an evening at the opera house, "parties went to the Washington House (Hotel) for supper and afterward to the spacious parlors for social exchange."¹⁴ While there were other eateries in Greenfield, it seems likely that the Washington Hotel was the first choice of many for truly refined dining. The hotel also was a base for traveling evangelists and politicians. Cattlemen's conventions, teacher's meetings and afternoon teas were other activities held within its walls.¹⁵

This began to change in the 1920s, however, as automobiles became increasingly common in Dade County. A trip to Greenfield from outlying areas no longer required an overnight stay in town. Individuals began renting rooms by the week or by the month instead of by the single night. The large parlors were converted to individual rental rooms. The main floor dining room was similarly closed, although a restaurant remained on the ground floor with shops (typically barber, beauty, watch and shoe repair shops) which provided commercial services into the late 1960s.¹⁶

Various individuals managed the hotel over the years but Masonic Lodge #87 retained its ownership for approximately 30 years. The lodge sold the Washington Hotel to Dee White on August 26, 1912. This was the beginning of a parade of owners. The last owners during the period of significance were brothers D. And Claude Graven, who purchased the property on March 9, 1946.¹⁷ During ownership by the Gravens, the property which had consisted of Lots 1 and 2 was divided into (and eventually sold as) three separate parcels.

In Main Street on the Middle Border, Lewis Atherton described the significance of hotels like the Washington to country towns during the years when "village life moved at the pace of horse-drawn transportation." Greenfield was a service center for farmers and the Washington Hotel was a necessity because of "the leisurely moving pace of travel." The following passage suggests that a case for including both the town and the hotel in Atherton's book might easily have been made:

Even hamlets were likely to have hotels because of the leisurely moving pace of travel. Some village hotels were two and three stories tall, with long porches, chairs and settees, where guests cooled off on drowsy summer evenings and lazily watched the parade of strolling villagers.....Sample room for drummers, perhaps

¹³ Greenfield Advocate, March 13, May 3, July 16, 1883; September 15, 1887; June 6, 1889.

¹⁴ Lockwood Leader, August 10, 1888.

¹⁵ Fox, op cit.

¹⁶ Elwood Robertson, an 83-year-old Greenfield resident, interviewed by Dolores Dodson and Diane Hurd in April 2001.

¹⁷ Dade County Deed Record Book 33, p.189; Book 131, p.317; Book 199, p.137; Book 202, pp.259, 267; and Book 203, pp.90, 267, 810 indicate ownership changes during the period of significance.

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a "saloon parlor" with piano, and a dining room were common.....On the second floor were the guest rooms, furnished with bed, chairs, pitcher and basin, and a chamber pot.....Local villagers saw only the glamorous side [such as].....The constant coming and going of theatrical troupes, travelling salesmen.....In larger towns, capable of supporting two or more hotels, the lesser drummers and house-to-house canvassers...could register at cheap, second-rate establishments.¹⁸

During the late 19th and early 20th centuries, Greenfield was large enough to support two hotels. The Delmonico/Greenfield was the other, and of the two the luxurious Washington would not have been considered the lesser. Sanborn maps depict it as a larger, more substantial building than the Delmonico/Greenfield. Among the other qualities mentioned in Atherton's nostalgic description, the Washington had the requisite porch where guests could relax, converse and survey the passing scene. The Washington's porch was a two-story verandah which wrapped across the front and well into both side elevations. Although the hotel is basically a ghost of its former self and even the verandah is no longer present, it will be replicated if preservation plans for the building are successful. Today the Washington Hotel remains a visually strong presence on Greenfield's public square and is still evocative of its past when the horse was king, and beyond. The end date of the period of significance is set at 1952 because the hotel maintained an important, if less glamorous, position in the economic development of Greenfield after it ceased to function as a traditional hotel.

By World War Two, the Washington had lost much of its importance in the transition to what amounted to an apartment building in order to serve guests seeking a more permanent rental situation. According to long-time Greenfield resident Elwood Robertson, "the hotel no longer had a luxurious image, but rather had become utilitarian in nature."¹⁹

There is a local perception that the Washington Hotel was constructed over caverns which were used as a station for the underground railway and as a cache for weapons during the Civil War. No attempt was made, in connection with this nomination, to document this perception.

¹⁸ Lewis Atherton, Main Street on the Middle Border, Bloomington: Indiana University Press, 1954, pp.33, 59-60.

¹⁹ Robertson, op cit.

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Washington Hotel
Greenfield, Dade County, Missouri

Historic photo of north and west elevations, circa 1905

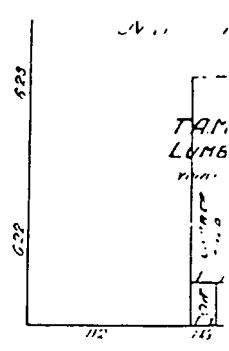
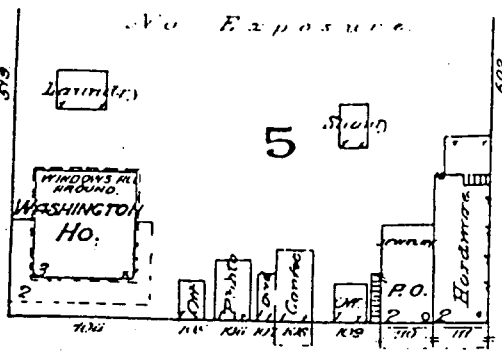
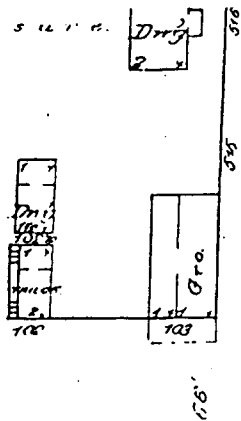
Source: Dade County Historical Society

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

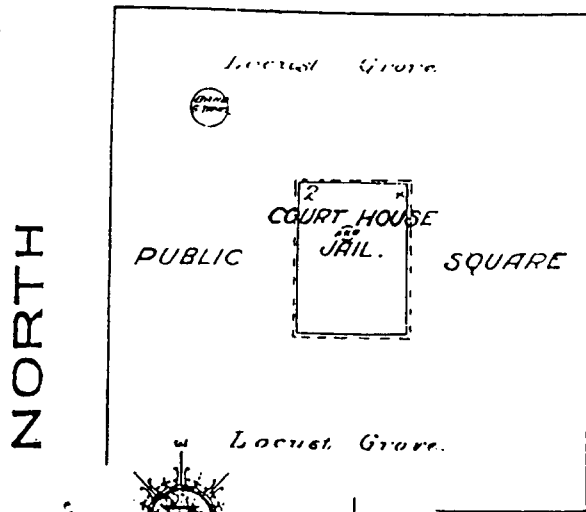
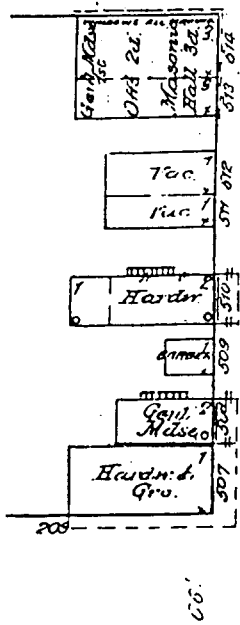
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Washington Hotel
Dade County, Missouri

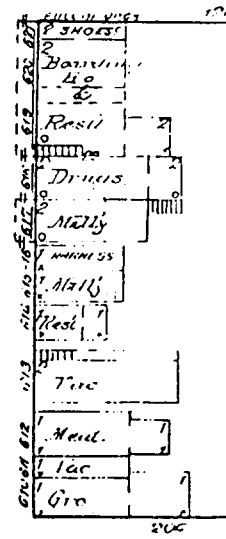


Greenfield, Dade County, Missouri, 1885
Source: Sanborn Map Company

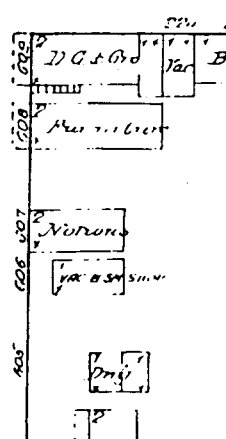
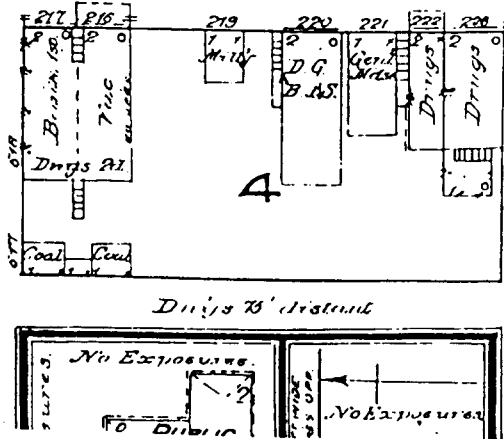
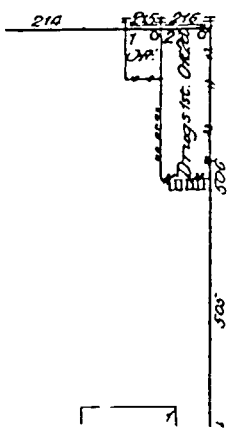
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SOUTH



WEST

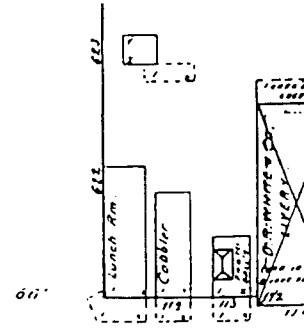
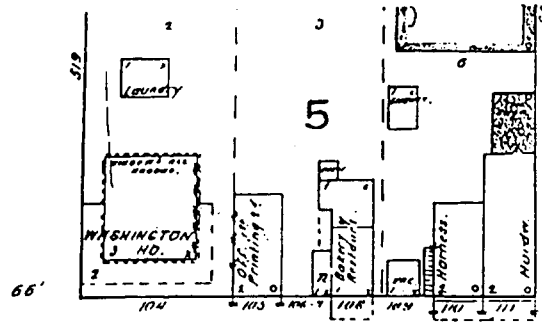
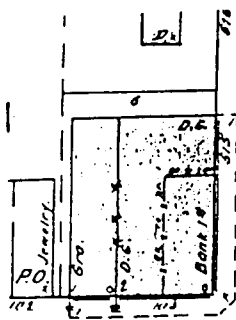


United States Department of the Interior
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Continuation Sheet

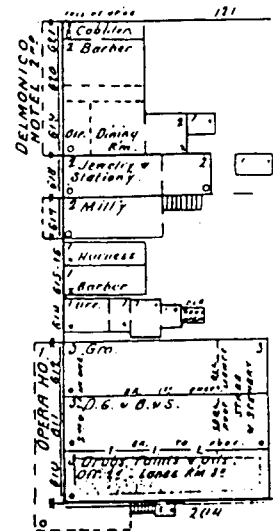
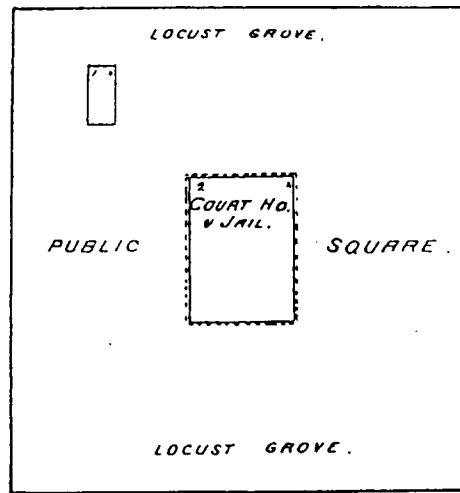
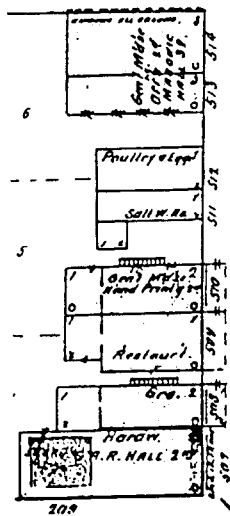
Section 8 Page 11

Washington Hotel
Dade County, Missouri

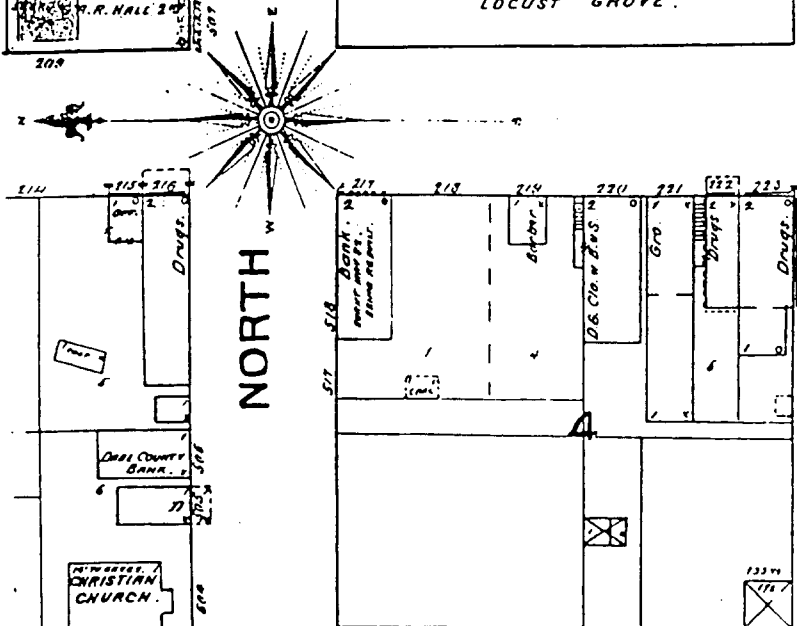


Greenfield, Dade County, Missouri, 1892
Source: Sanborn Map Company

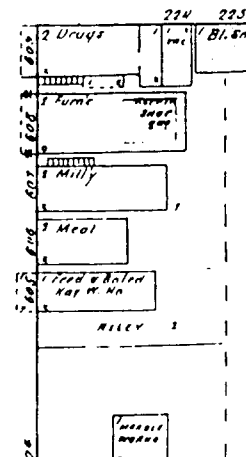
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WEST



SOUTH

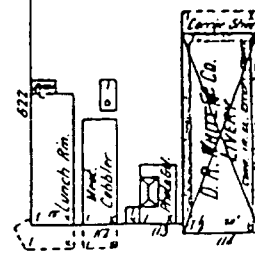
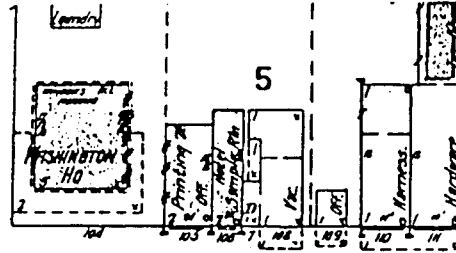
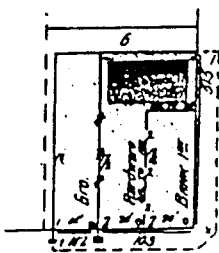


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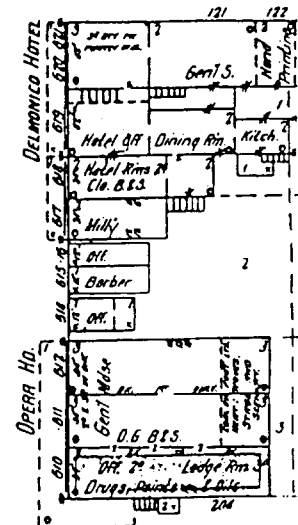
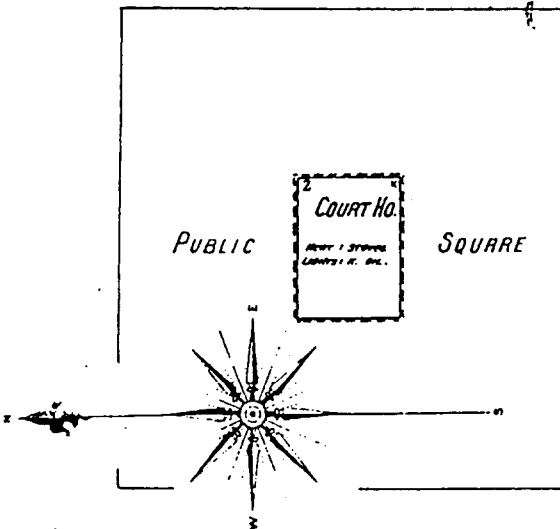
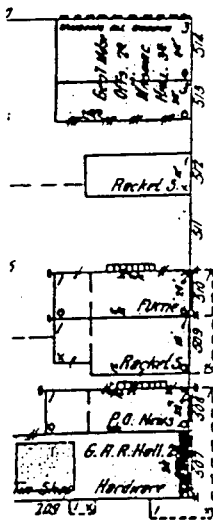
National Register of Historic Places
Continuation Sheet

Section 8 Page 12

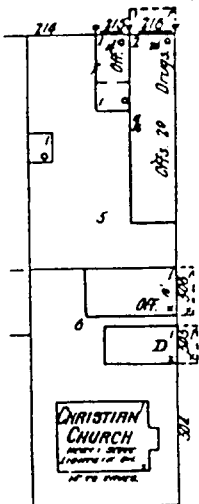
Washington Hotel
Dade County, Missouri



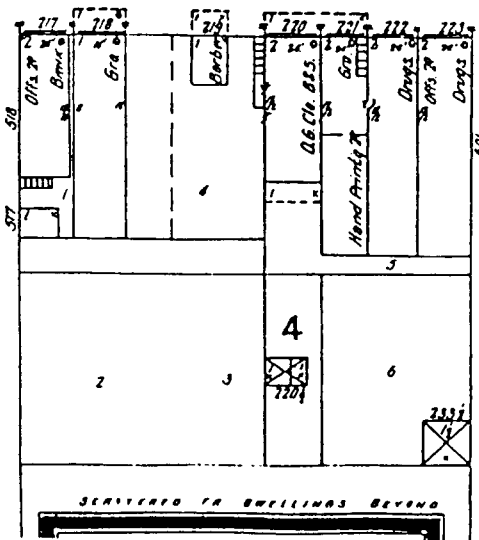
Greenfield, Dade County, Missouri, 1900
Source: Sanborn Map Company



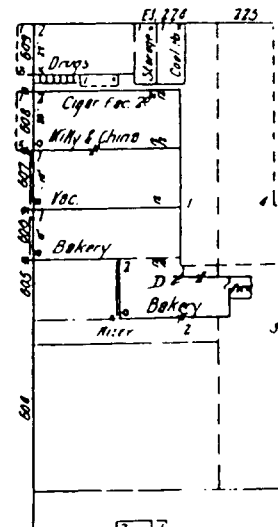
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NORTH



SOUTH

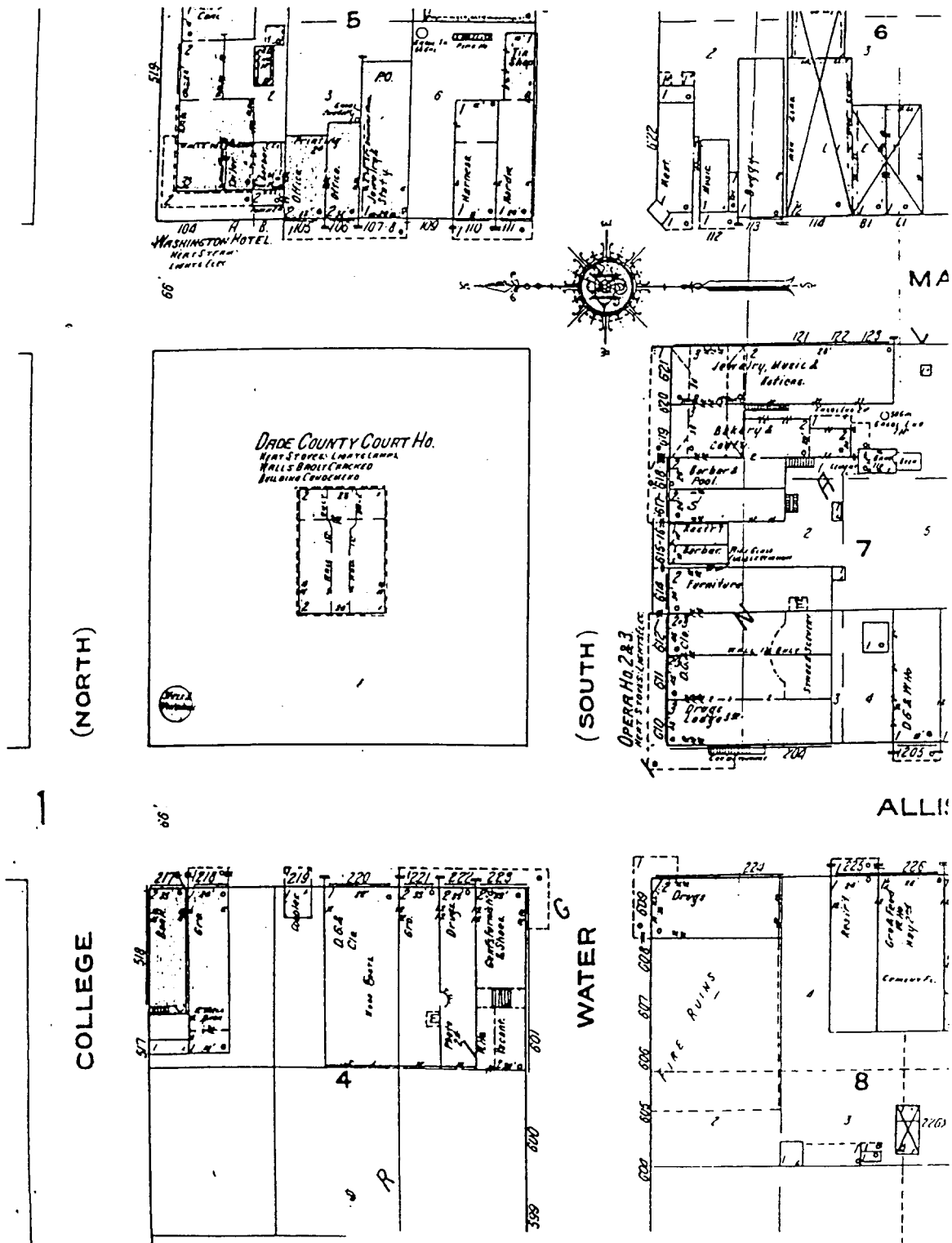


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Continuation Sheet

Washington Hotel
Dade County, Missouri

Section 8 Page 13



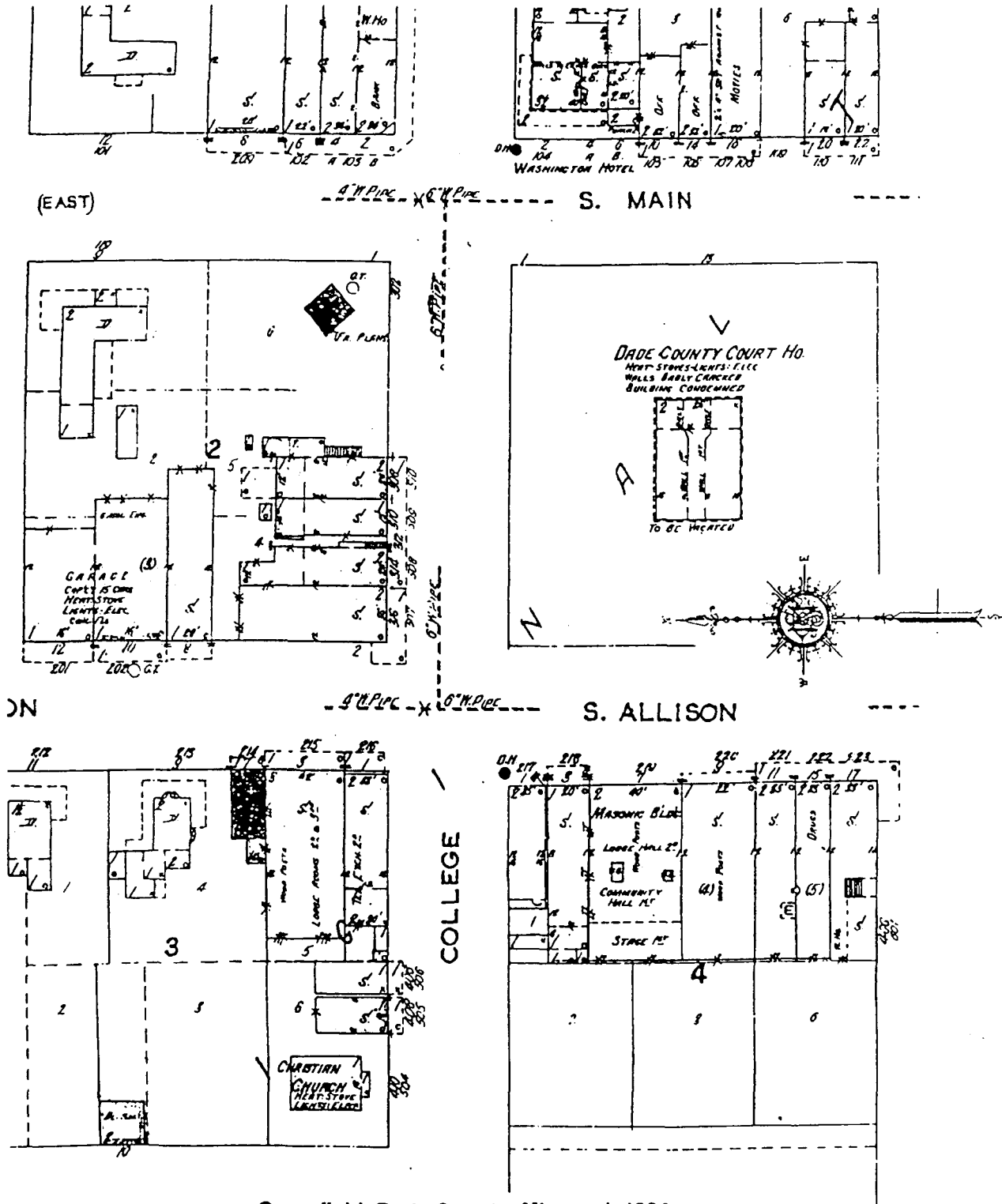
Greenfield, Dade County, Missouri, 1910
Source: Sanborn Map Company

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Continuation Sheet

Washington Hotel
Dade County, Missouri

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Greenfield, Dade County, Missouri, 1924
Source: Sanborn Map Company

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Washington Hotel
Dade County, Missouri

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Washington Hotel
Dade County, Missouri

10.
Verbal Boundary Description

The boundary of the Washington Hotel is the same as the legal description, Lots 1 and 2 of Block 5 in the town of Greenfield, Dade County, Missouri, or as depicted on Dade County Tax Map #12-04-19-202.

Boundary Justification

The boundary encompasses all of the land historically associated with the Washington Hotel.

11.
Form Prepared By

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(417) 637-2552
January 10, 2002
Original preparer

2. Roger Maserang/Historian
State Historic Preservation Office/Outreach Assistance Center/Missouri Department of Natural Resources
P.O. Box 176
Jefferson City, Missouri 65102
(573) 522-4641
June 12, 2002
Editor and revisions

United States Department of the Interior
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Washington Hotel
Dade County, Missouri

Photographs:

The following information is the same for all photographs:

Washington Hotel
2 South Main Street, Greenfield
Dade County, Missouri
Photographer: Cletis McConnell
Date of photographs: April 23, 2001
Negatives on file with Dade County Historical Society, Greenfield, Missouri

1. West (primary) elevation, facing east.
2. North and west elevations, facing southeast.
3. West facade of south addition, facing east.
4. Southeast corner showing collapsed portion, facing northwest.
5. Double doors separating parlors.
6. Former meeting room (converted to bedroom).
7. Stairway from main floor to ground level entrance.
8. Third floor stairs with archway.
9. Detail of archway on third floor.
10. View from third floor landing.
11. Dormer window in northeast room on third floor.
12. Bathroom with sink.

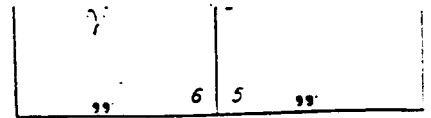
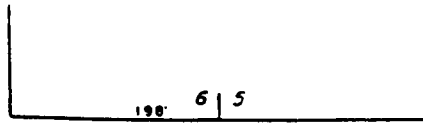
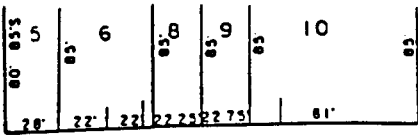
WASHINGTON HOTEL
GREENFIELD, DADE COUNTY, MISSOURI

TAX MAP NO. 12-04-19-202

(EXCERPT)

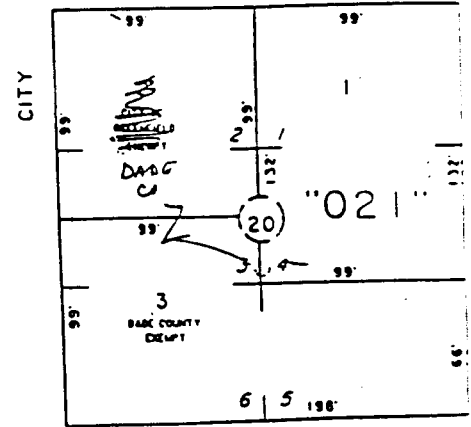
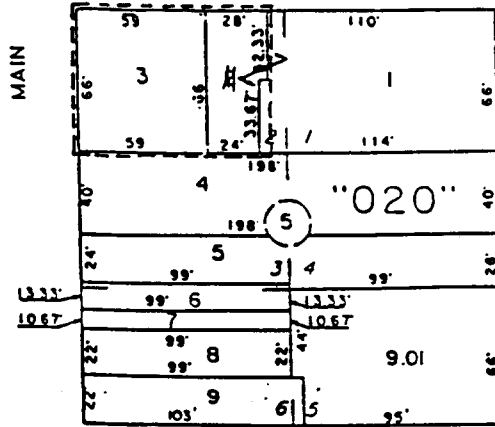
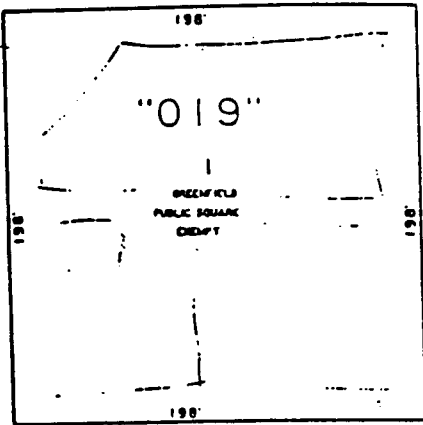


ALLISON



COLLEGE

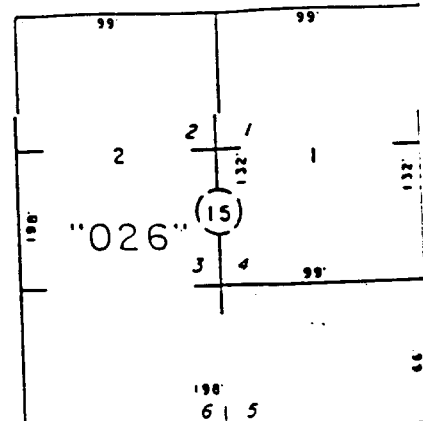
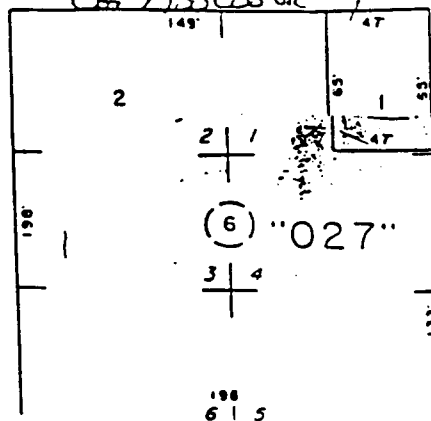
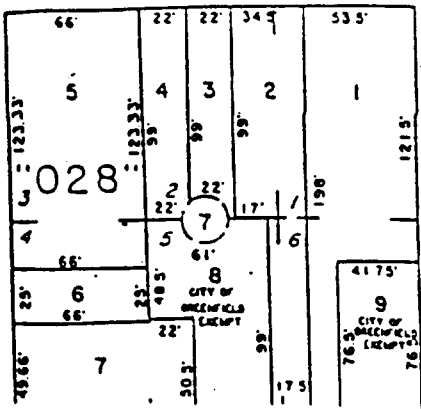
STREET



Map # 12-04-19-202
Patty Maxwell - Dade
City Assessor

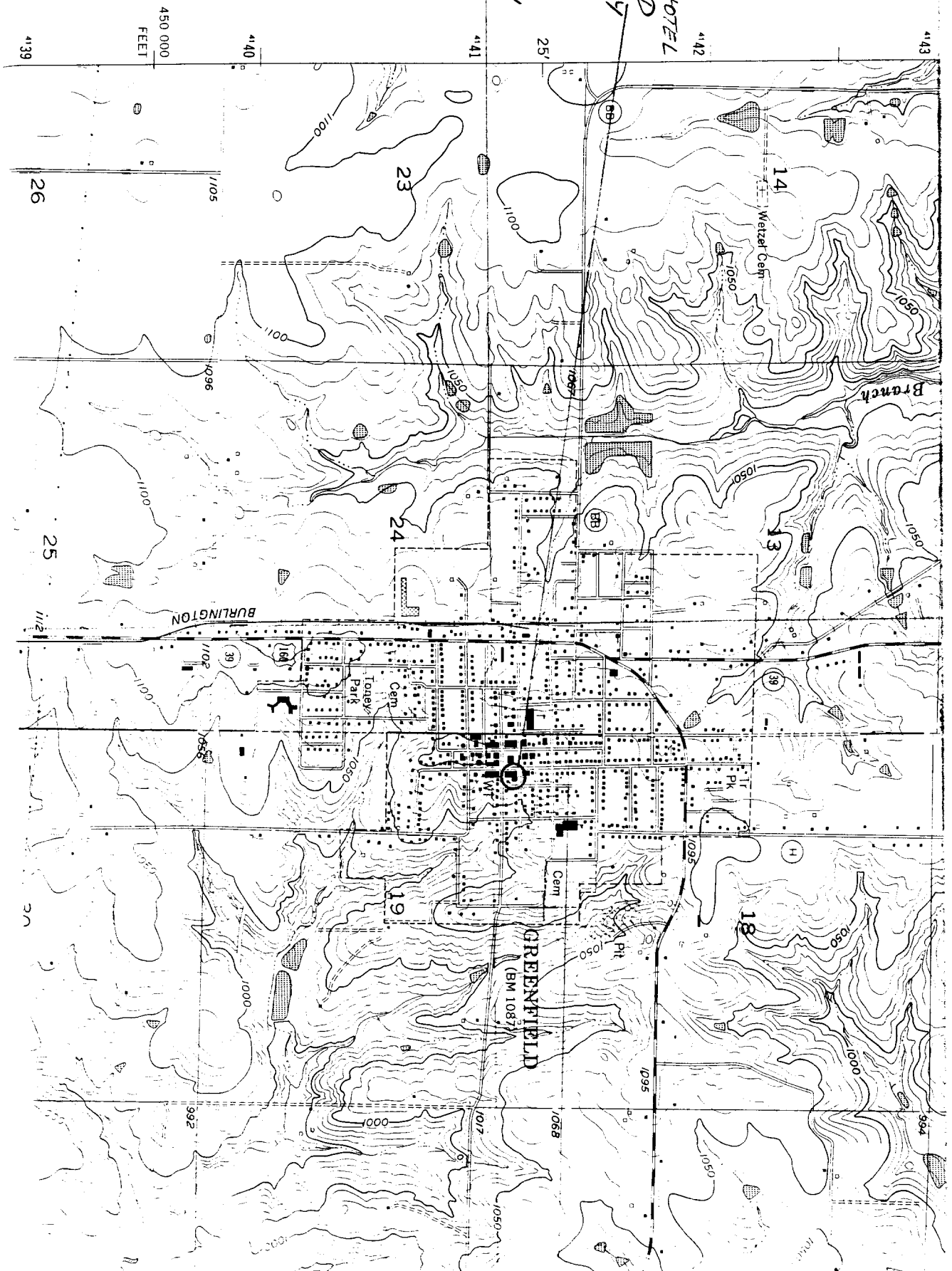
WATER

STREET



Boundary: - - - - -

WASHINGTON HOTEL
GREENFIELD
DADE COUNTY
MISSOURI
UTM REFS:
15/425660 E
15/441100 N











COUNTRY STORE













GREENFIELD WASHINGTON HOTEL

Built 1867, by the Washington Lodge of the Masonic Order, a magnificent edifice, and for nearly a century the center of social life in Dade County, MO. Following years of decline, Smithy Preston purchased the property and created the Greenfield Hotel Museum, dedicated May 29, 1971.

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314-796-4883

POST
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Litho in U.S.A.

POST CARD

68

601
MELLERS

Photo by Miss Retha Twaddell

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