



# United States Department of the Interior


NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

November 29, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

  
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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



962

1. NAME OF PROPERTY

HISTORIC NAME: Washington Hotel  
OTHER NAME/SITE NUMBER: Cadillac Hotel

2. LOCATION

STREET & NUMBER: 2612 Washington Street  
CITY OR TOWN: Greenville VICINITY: N/A NOT FOR PUBLICATION: N/A  
STATE: Texas CODE: TX COUNTY: Hunt CODE: 231 ZIP CODE: 75401

3. STATE/FEDERAL AGENCY CERTIFICATION

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

*Mark Wolfe* State Historic Preservation Officer Date 10/13/10  
Signature of certifying official / Title

Texas Historical Commission  
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 commenting or other official Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register  See continuation sheet.
- other, explain  See continuation sheet.

*E. Lee* Signature of the Keeper Date of Action 11-29-10  
*Edson H. Beall*

**5. CLASSIFICATION**

**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>	
	1	0	<b>BUILDINGS</b>
	0	0	<b>SITES</b>
	0	0	<b>STRUCTURES</b>
	0	0	<b>OBJECTS</b>
	<hr/>	<hr/>	
	1	0	<b>TOTAL</b>

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

**6. FUNCTION OR USE**

**HISTORIC FUNCTIONS:** DOMESTIC/hotel; COMMERCIAL/restaurant and stores

**CURRENT FUNCTIONS:** VACANT/NOT IN USE; WORK IN PROGRESS

**7. DESCRIPTION**

**ARCHITECTURAL CLASSIFICATION:** Late 19<sup>TH</sup> and Early 20<sup>TH</sup> Century American Movements / Commercial Style

**MATERIALS:** FOUNDATION CONCRETE  
WALLS BRICK, TERRA COTTA  
ROOF ASPHALT  
OTHER

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5 through 7-7).

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Washington Hotel  
Greenville, Hunt County, Texas

### Narrative Description

The Washington Hotel, located at 2612 Washington Street in Greenville, Texas, is a six-story, plus basement three-part commercial block of reinforced concrete construction with brick facades with classical terra-cotta detailing. Situated at the northeast corner of Washington Street and St. John Street in the heart of Greenville's historic downtown business district, the building contains 43,936 square feet of space, and rises well above the buildings along Washington Street. The building has a rectangular footprint that transitions into a U-shape at the third floor to accommodate an open light court on the east side of the building. The building's two primary elevations on the south and west are similar in design and material, featuring brick facades and central entries, and are finished with wire-cut face brick laid in running bond. A monumental marble stair with wrought iron railings leads from the lobby to the mezzanine level, and a concrete stair near the center of the building provides access from the mezzanine to the upper floors. The building also contains two passenger elevators that run from the basement to the roof.

### *Setting and Site*

The City of Greenville, located approximately sixty miles northeast of Dallas in the fertile Blackland Prairies of northeast Texas, was founded in 1846 as the county seat of Hunt County. The Washington Hotel is strategically located on the northeast corner of Washington Street and St. John Street in downtown Greenville, one block south of the major commercial corridor of Lee Street, one block west of the Hunt County Courthouse and two blocks east of the Municipal Building, completed in 1940. The building is oriented north-south, with its primary entrances facing south towards Washington Street and west towards St. John Street. Rising well above the buildings along Washington Street, the Washington Hotel faces a parking lot to the south across Washington Street and a one-story commercial building to the west across St. John Street. The north elevation abuts a narrow alley, and the east elevation abuts a two-story municipal parking garage.

### *Structure*

The Washington Hotel is a six-story, plus basement building of reinforced concrete with wire-cut brick facades and terra cotta ornamentation. The building is a three-part vertical block (a category of commercial building that was first described by architectural historian Richard Longstreth in *The Buildings of Main Street: A Guide to American Commercial Architecture*) with primary facades composed of three distinct parts—a red-brick storefront base, an ochre-colored brick shaft, and brick capital with simple Classical Revival terra cotta detailing. The building has a rectangular footprint, and the third through the sixth stories are U-shaped to accommodate a light court that opens onto the east side of the building. Roofs are flat and covered with bitumen roofing material. A brick headhouse near the center of the west end of the roof houses the elevators and stairwell that gave access to the hotel's enclosed rooftop garden, which has since been removed. Floors and load-bearing columns are reinforced concrete. The Washington Hotel contains 43,936 square feet of space. A monumental marble stair with wrought iron railings leads from the lobby to the mezzanine level, and a concrete stair near the center of the building provides access from the mezzanine to the upper floors. The building also contains two passenger elevators that run from the basement to the roof.

### *Exterior*

The building's two primary elevations—the south elevation facing Washington Street and the west elevation facing St. John Street—are similar in design and material, featuring brick facades and central entries. Both elevations are finished with wire-cut face brick laid in running bond. The brick color is reddish-brown at the storefront base (although currently

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painted and partially covered with stucco from a previous rehabilitation), dark ochre on the main body of the building, and buff-colored at the top floor, which is decorated with a cream-colored terra cotta cornice, stringcourses, and floral and geometric detailing around and above the windows. The center bay above the entrance on Washington Street is slightly recessed.

At the ground floor level, the original storefront openings on the south and west elevations hold a series of non-original metal and glass storefront and entry systems, many of which are boarded up. On the Washington Street elevation, decorative hooks remain above the storefronts openings that originally hung rectangular metal canopies, which are no longer extant. The Washington Street entrance to the building retains vestiges of its original configuration and detailing. The original wood and glass exterior door with sidelights and transom remains. The unpainted portions of reddish-brown brick above the doorway mark the original location of the rectangular metal canopy and the projecting second floor Juliette balcony with metal railings, both of which were removed by a previous owner. The St. John Street entrance is recessed, with original tiled entryway and non-original metal and glass entry system. As with the Washington Street elevation, a scar in the brick is evident where a metal canopy was once located. The original metal cornice separating the storefront base from the upper floors remains intact on both elevations.

Above the storefronts, the south and west elevations are regularly fenestrated with two-over-two horizontal aluminum replacement windows in original openings with brick sills. The windows at the mezzanine level (second floor) are topped with single-paned transoms; most of the windows on this level are boarded up. Metal fire escapes, original to the building, occupy the north and east ends of the west elevation.

The north and east elevations are secondary elevations and void of ornamentation. The coloring of the brick continues from the west and south elevations, and the terra cotta cornice and ornamentation at the top floor turns the corners at the northwest and southeast ends of the building before stopping at the first window bay. The mezzanine level on the north elevation is finished in red brick, as are the entire elevations facing the light court. The fenestration on these elevations consists of original metal double-hung windows with a vertical two-over-two muntin pattern. On the east elevation, the third floor windows have been removed and the openings infilled with brick.

*Interior*

The Washington Hotel features a mixture of one-bedroom hotel rooms and multi-room apartments on floors two through six, with commercial/retail space at the perimeter of the first floor. On the first floor, the main hotel lobby space is roughly T-shaped, consisting of a main circulation corridor extending north from the Washington Street entrance to the monumental lobby stair, a secondary corridor extending west to the St. John Street entrance, and a lounge area east of the lobby stair. The northeastern end of the first floor originally contained mostly service and storage spaces, including a kitchen just north of the lounge area. The original configuration of these spaces is largely intact. The kitchen has been renovated with modern fitting and equipment. Doorways west of the lobby stair lead to the basement stair, a restroom, and storage spaces. The commercial spaces along the perimeter of the first floor were originally separated from the lobby; the walls between most of these storefront spaces and the lobby space are no longer extant as a result of later alterations. Originally, there was an atrium opening in the ceiling directly south of the monumental stair. This opening was closed by a previous owner.

The lobby space retains some original details such as coffered plaster ceiling moldings, decorative plaster detailing at the boxed columns and pilasters, and marble wainscoting (see attached color-coded plans). The plasterwork is missing or damaged in most locations. Sections of the marble wainscoting have been removed and many panels that remain are

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cracked. The flooring in the lobby is white hexagonal tile with a scattered geometric floral design and a border of rectangular black and white tiles in a Greek key design. This tile work also extends into the former retail spaces on the west side of the floor. Terrazzo flooring remains in the retail space at the southeast end of the building. The two original passenger elevators with paneled metal doors remain at the west side of the main north-south lobby corridor. The walls that formed an entrance vestibule at the Washington Street entrance are intact, but the interior doors are non-historic aluminum and glass assemblies. On the west end of the floor, just south of the St. John Street entrance, is a modern CMU enclosure.

On the second floor, or mezzanine level, the original T-shaped corridor configuration remains. Many of the original plaster-finished walls are in poor condition because of long-term, continuous water damage (see attached color-coded plans). The second floor lobby retains portions of original plaster ceiling moldings similar to those found in the first floor lobby. The original hotel dining room is located at the northeast corner of the floor and also features simple plaster ceiling details above a non-historic dropped ceiling. A non-historic stage is set up at the south end of the room, near the entrance to the elevator lobby. Six residential units, primarily single room units with bathrooms, line the south side of the south corridor. The spaces along the west elevation and in the northwest corner were most likely used for meeting rooms. As with the first floor, the remaining original plaster detailing in the second floor lobby and dining room exhibit extensive water damage, and large sections have completely deteriorated. The flooring throughout the second floor is bare concrete.

The third through the sixth floor plans are identical. Each features an H-shaped double-loaded corridor, with a mixture of units, including single-room efficiency units, kitchenettes, and multi-room suites. The elevator lobbies on each floor are located in the center-west side. All of the original plaster-finished walls on these floors are in poor condition because of long-term continuous water damage; most have collapsed or are damaged beyond repair. Simple wood moldings around the doorways and window frames remain. The doors leading into the units are a mixture of single-paneled original wood doors and later un-paneled composite doors. The flooring throughout the upper floors is bare concrete.

The basement currently houses storage space and the building's heating system and mechanical equipment.

*Integrity*

Overall, the building retains sufficient architectural integrity to qualify for individual listing on the National Register of Historic Places. The exterior remains largely as it was constructed, with the exception of replacement of original windows and storefront alternations on the south and west elevations, all of which are contained within the original openings. On the interior, the original configuration of spaces remains largely as it was when the building was completed; however, the building was damaged by a fire in 1992 and substantial and sustained water infiltration over many years has destroyed much of the original interior fabric, particularly on the upper floors. The plans of the double-loaded corridors on the upper residential floors are still evident, although most of the original detailing is no longer extant. On the first floor, portions of the plaster coffered ceiling and column moldings, marble wainscoting, and tiled floors remain, but with varying degrees of deterioration. Taken as a whole, these alterations do not negatively affect the building's integrity of setting, feeling, association, location, workmanship, design, and materials.

**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:** N/A

**AREAS OF SIGNIFICANCE:** Community Planning and Development, Architecture

**PERIOD OF SIGNIFICANCE:** 1926

**SIGNIFICANT DATES:** 1926

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Lindsey, George, and Kilmer, Roy Henry

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-8 through 8-12).

**9. MAJOR BIBLIOGRAPHIC REFERENCES**

**BIBLIOGRAPHY** (see continuation sheets 9-13 through 9-14).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- 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 (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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Washington Hotel  
Greenville, Hunt County, Texas

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**Statement of Significance**

The Washington Hotel in Greenville, Hunt County, Texas, is a six-story reinforced concrete building with a brick veneer and classical terra-cotta detailing, designed for mixed residential and commercial use, with retail spaces occupying the ground floor. Completed in 1926, it filled a long-standing need within the growing community of Greenville for a modern hotel, and stood as a testament to the transformation of Greenville's downtown during the first decades of the twentieth century. Upon completion, the building was the tallest in Greenville and was heralded as a major milestone in the growth and development of the city. The property is nominated to the National Register under Criterion A in the area of Community Planning and Development at the local level. The building is also nominated at the local level under Criterion C in the area of Architecture, as a distinctive high-rise hotel within the downtown commercial district, designed by local architects George Lindsey and Roy Henry Kilmer and built by local contractors with locally-made products. The building's period of significance is its date of construction, 1926.

The city of Greenville was founded in 1846 as the county seat of newly formed Hunt County. Greenville grew slowly until the 1880s, when five major railroads—the Missouri, Kansas, and Texas Extensions Railway (1880), the East Line and Red River Railroad (1881), the Dallas and Greenville Railroad (1886), the St. Louis Southwestern Railway (1887) and the Texas Midland Line (1896)—extended through the city and transformed it into a bustling railroad hub and cotton market. The city's downtown developed around the courthouse square bounded by Lee Street, Johnson Street, Washington Street, and Stonewall Street. By the late 1880s, a vital commercial district had emerged along Lee Street and around the square, with drug stores, dry goods and clothing stores, grocers, agricultural implement shops, jewelry stores, three daily newspapers, a post office, and an 800-seat opera house. At the turn of the twentieth century, Greenville was a booming cotton market town, referred to by many citizens as the "Gateway to East Texas" and the principal city of one of the richest counties of blackland prairie in the state. In a campaign for good roads funded by Greenville merchants during the early 1910s, concrete roads were poured that led into the city from six different directions. Greenville citizens also lobbied successfully to have the Jefferson Highway, a project of the National Auto Trail system that stretched from New Orleans to Winnipeg, Manitoba, Canada, routed through their city, further increasing traffic through Greenville's growing local business district. By the 1920s, the city boasted a population of over 12,000 people, forty-six manufacturing plants, thirty-seven wholesale houses, and 375 commercial establishments. Greenville was home to the Greenville Compress Company, which broke world records in the 1910s for number of cotton bales compressed, and the Texas Refining Company, which was said to be the largest cotton seed oil refining plant in the world.<sup>1</sup>

As the city grew during the late-nineteenth and early twentieth-centuries, so did the size and prominence of its hotels. The earliest lodging places were one-story log buildings with minimal comforts, dating from the mid-1800s. In 1882, following the laying of the first railroads through the city, Fred Ende built Greenville's first brick hotel, the three-story Ende Hotel. After the Ende Hotel burned to the ground in 1883, the growing city was badly in need of a good hotel. Greenville businessmen donated a plot of land at Lee Street and Oak Street to W. L. Beckham, who constructed the three-story Beckham Hotel on the land in 1885. The hotel was so successful that it was expanded twice in the early twentieth century and rebuilt completely in the mid-1910s. Although numerous other small hotels and boarding houses operated in Greenville during the late 1800s and early 1900s—including the Madison Hotel (c. 1886), the Arcade Hotel (1887) and

<sup>1</sup> Handbook of Texas Online, s.v. "Greenville, Texas" <http://www.tshaonline.org/handbook/online/articles/GG/heg3.html> (accessed January 6, 2010).

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the Laclede Hotel (1890)—the Beckham served as the city's main hotel. But by the 1920s, the existing hotels and boarding houses were not adequate for the number of travelers passing through the city.<sup>2</sup>

The push for a larger and more modern hotel for Greenville was initiated by Clifford Eugene Dinkle. Dinkle, born in Pilot Point, Texas and raised in Greenville, was a local businessman who found success in the wholesale grocery industry and served as secretary of the Merchants Credit Association. In 1921, he was elected to represent the Fortieth District in the Texas State Legislature. While in Austin, Dinkle met with the president of the Greenville Telephone Company, C. A. Stewart, to discuss plans for a lot that the company owned at the corner of Washington and St. John Streets in downtown Greenville. Stewart planned to build a new two-story telephone exchange building on the site, but Dinkle suggested that the project be expanded to a five-story building that would also include a "modern European hotel" that would provide much needed accommodations for travelers and would distinguish Greenville as a progressive community.<sup>3</sup>

When the Greenville Telephone Exchange's plans for a new facility fell through, Stewart contacted Dinkle and offered to sell the lot if there was sufficient community support in Greenville for a new hotel building. Dinkle approached another successful Greenville businessman, J. L. Collins, to form an organization that could garner community support and funds for the project. Collins, who was born in Illinois and moved to Greenville in 1900, was president of the Collins Decker Company, a thriving wholesale piano concern. He also served as president of the Retail Merchants Association and as a member of the board of trustees for Burleson College. The Washington Hotel Company was formed with Collins as president and Dinkle as secretary. By July 31, 1924, the organization had purchased the telephone company lot and an adjacent eastern lot and was moving forward with plans for construction of the new hotel.

The Washington Hotel Company commissioned the Greenville architectural firm of Lindsey and Kilmer to design the new hotel building. George Lindsey and Roy Henry Kilmer formed the partnership in 1918. Lindsey was a Texas native who moved to Greenville in 1895. Kilmer was born in Kansas and received a degree in architecture from Kansas State University before moving to Greenville in 1911. The firm completed many prestigious commissions in the city during the 1920s and 1930s, including the Washington Hotel (1926), the Greenville National Exchange Bank Building (1927), the Central Christian Church parsonage (1927), the President's House at 1009 Rees Street (1927, listed on the National Register of Historic Places in 2003), the Wesley United Methodist Church (1928), and the Dr. Pepper Bottling Company plant, an Art Moderne-style factory on Washington Street (1937).

As reported in the local press, Lindsey and Kilmer's plans for the Washington Hotel caused much excitement among the citizens of Greenville. The designs for the six-story building included an enclosed roof garden that would be used for dining space and special events. On the interior, the first floor lobby was designed with Italian marble wainscoting, decorative tinted plaster walls, coffered plaster ceilings, and tiled floors with a Greek key border. An atrium opening offered guests a view of the mezzanine balcony above. A large dining room was also planned for the northeast corner of the mezzanine level. Retail spaces on the first floor included a modern coffee shop at the southeast corner facing Washington Street, a drug store to the west of the Washington Street entrance, a Postal Telegraph office at the southwest corner of the building, and a barber shop, electrical shop, and dry cleaning business on St. John Street.<sup>4</sup>

<sup>2</sup> Harrison, W. Walworth. *History of Greenville and Hunt County, Texas*. Texian Press:1977, 68-79.

<sup>3</sup> "His Idea Responsible for Building Hotel," *The Greenville Morning Herald*, 18 August 1926, 1:1.

<sup>4</sup> "Hotel Washington Modern in Every Detail," *Greenville Evening Banner*, 18 August 1926.

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Washington Hotel  
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When completed, the Washington Hotel was the tallest building in the downtown and the third in a series of tall buildings that first pushed the Greenville skyline above three stories.<sup>5</sup> Although the city had grown physically by leaps and bounds during the first decades of the twentieth century, most of the new buildings were still only one- or two-stories tall. Greenville historian W. Walworth Harrison, writing for the *Greenville Morning Herald*, described the city as “loafing along as a two-story town with nobody brave enough to break the skyline. We were content to have visitors judge us, or rather, misjudge us, by our crude business section, which in no way indicated the real commercial standing of our town.”<sup>6</sup>

It wasn't until the mid-1920s that Greenville finally began developing a skyline that reflected the city's status in the county and the region. The first tall building in the city was, fittingly, connected to the cotton industry. Set just west of the downtown, the Greenville Mill and Elevator Company Building was completed in 1925 and boasted a six-story tower that rose 100 feet into the air. That same year, a five-story office building known as the Beckham Building was completed at the corner of Lee Street and Wesley Street. The *Greenville Morning Herald* wryly reported that the successful completion of the Beckham building “proved that the soil of the locality would support structures more than three stories, that the rarified atmosphere above the City was not dangerous, and that elevators would run in Greenville.”<sup>7</sup>

The importance of the Washington Hotel's realization was displayed through the speed with which the building was constructed. In seven months time, from December of 1925 to the end of July of 1926 the Christy-Dolph Construction Company worked tirelessly to complete the job, and the *Greenville Evening Banner* proclaimed that “several records in laying and pouring concrete were made” during the course of the building's construction.<sup>8</sup> The plumbing and heating were installed by W. T. Monroe Company. The New Furniture Company, a local wholesale concern, supplied all of the furniture for the building, and the Graham-Fagg Company, a Greenville department store, filled the drapery contract. The building cost approximately \$400,000 to complete.

The Hotel's grand opening on August 18, 1926 marked “a new epoch in the civic life of Greenville.” The *Greenville Morning Herald* declared on the day of the grand opening, “Greenville is proud of the new Washington Hotel for it is a purely Greenville institution, conceived by local men and erected by a local stock company with funds subscribed by the people of Greenville.”<sup>9</sup>

The *Greenville Morning Herald* devoted its entire August 18<sup>th</sup> issue to the opening of the hotel, and all the advertisements in the paper featured local vendors, manufacturers, retailers, and other businesses—including the New Furniture Company, architects Lindsey and Kilmer, the W. T. Monroe Company, Christy-Dolph Construction Company, Red Ball Stage Lines, the Gulf Refining Company, Waples-Platter Grocer Co., the Greenville National Exchange Bank, Jones Pasteurized Milk, the Electrified Ice Company, D. Cameron Lumber Company, Averett Tire and Battery Company, jeweler G. A. Pfaeffle, the Beckham Hotel Pharmacy, and Marinello Beauty Shop—all offering congratulations and good wishes to the Washington Hotel.

<sup>5</sup> The eight-story Greenville National Exchange Bank Building, also designed by Lindsey and Kilmer, would surpass the Washington Hotel as the tallest building in Greenville when it opened in 1927.

<sup>6</sup> Harrison, W. Walworth. “Washington Hotel Another Step in City's Industrial Growth,” *Greenville Morning Herald*, 18 August 1926, 2.

<sup>7</sup> Ibid.

<sup>8</sup> “Christy-Dolph Construction Company of Dallas Erected Handsome New Hotel,” *Greenville Evening Banner*, 18 August 1926.

<sup>9</sup> “The Washington Hotel One of the Finest in Southwest,” *Greenville Morning Herald*, 18 August 1926.

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The Washington Hotel Company, under the leadership of J.L. Collins through the 1930s, owned and operated the hotel for thirty-eight years. In 1939, Collins constructed a Turkish bath in the basement of the hotel, and hired John and Georgia Williams, experienced Turkish bath proprietors from Mineral Wells, to run the operation.<sup>10</sup> In 1964, local auto dealer J. P. McNatt purchased the building and changed the name to the Cadillac Hotel. In 1983, Steve Martin of Hunt County Builders and Sabine Investments purchased the building with plans to renovate the interior for continued use as a residential hotel, but continuing maintenance issues forced residents to leave the building in 1986. After a fire in 1992, a series of failed redevelopment plans have left the building vacant and deteriorating. The current owner acquired the building in December of 2008, and is undertaking a substantial rehabilitation utilizing the federal historic rehabilitation tax credits.

The Washington Hotel is locally significant under Criterion A in the area of Community Planning and Development as an integral component of Greenville's development during the first half of the twentieth century and as a reflection of the city's importance to the regional economy. By the turn of the twentieth century, Greenville was a major cotton market center serving Hunt and many surrounding counties. Although several small hotels and boarding houses provided lodging to out-of-town visitors by the 1920s, the city lacked a large, modern hotel building that could adequately serve the large numbers of travelers who passed through Greenville. The new six-story fireproof Washington Hotel served to distinguish Greenville as a modern, progressive, and welcoming city that could offer accommodations equal to the largest cities in the Southwest. The building was also part of a larger plan by local businessmen and civic boosters to fill Greenville's downtown with tall, imposing structures that would reflect the city's importance as a railroad hub and a regional center for cotton processing.

The Washington Hotel is also locally significant under Criterion C for Architecture. The building is an excellent example of a three-part vertical block, a category of commercial building that was first described by architectural historian Richard Longstreth in *The Buildings of Main Street: A Guide to American Commercial Architecture*. Longstreth's classification system separates typical central and neighborhood commercial buildings into different categories based not on stylistic detailing but on the composition of the primary façade. The three-part vertical block first developed during the late-nineteenth century "as a means of simplifying the external composition of tall commercial buildings."<sup>11</sup> The composition of a three-part vertical block features three distinct zones, analogous to the divisions of a classical column. A one-to-two-story base visually grounds the building; a middle zone, or shaft, comprises the majority of the building's facade and is generally the least decorated, and an ornamented upper zone, or capital, of one-to-three stories. The Washington Hotel exhibits all of these distinguishing features, with its red-brick storefront base, ochre-colored brick shaft, and capital with simple Classical Revival detailing including a projecting molded terra-cotta cornice, terra cotta medallions with alternating floral swag and wreath details, and abstracted geometric pilasters between window openings. In Greenville, where the majority of the downtown commercial buildings are simple one- and two-part commercial blocks, the Washington Hotel serves as a focal point of the central business district.

The building also exemplifies the type of mid-rise commercial hotels that were being constructed in towns and cities across the country during the late 1800s and early 1900s, as railroads and highway systems connected far-flung areas of the United States and once rural enclaves became booming railroad hubs with thriving commercial districts. By the turn of the century, hotels served not only as lodging for travelers but as important public spaces for the local community.

<sup>10</sup> "Turkish Bath Opens Wednesday," Greenville Morning Herald, 28 February 1939.

<sup>11</sup> Longstreth, Richard, *The Buildings of Main Street: A Guide to American Commercial Architecture*, The Preservation Press: 1987, 93.

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Greenville, Hunt County, Texas

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Ground floor commercial spaces provided additional income for the building owner, but also brought residents into the building on a daily basis. Spacious and well-appointed parlors, dining rooms, and meeting spaces on the lower floors served not only the hotel guests but were also utilized by local citizens for weddings, cotillions, business meetings and conventions, and other important social events. Private hotel rooms and suites were located on the upper floors, opening off of an efficient floor plan of double-loaded corridors. The Washington Hotel featured this same hierarchy of interior spaces. Commercial storefronts opened onto the street and directly into the lavishly-detailed lobby. The large second-floor dining room and enclosed rooftop garden were designed to accommodate larger parties. The upper floors feature U-shaped double-loaded corridors lined with hotel rooms and residential apartment suites. As with most hotels, the Washington Hotel featured the most modern household technologies, including baths with tubs and showers in all rooms and telephones on each floor.

Washington Hotel Lofts LLC of Winston-Salem, NC, acquired the building in December of 2008, and is undertaking a substantial rehabilitation utilizing the federal historic rehabilitation tax credits. Part 1 of the tax credit application was approved by the NPS in March 2010.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 9 Page 13

Washington Hotel  
Greenville, Hunt County, Texas

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<http://www.tshaonline.org/handbook/online/articles/GG/heg3.html> (accessed January 6, 2010).

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"Architects of the Washington." *Greenville Evening Banner*, 18 August 1926, 1:3.

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section 9 Page 14

Washington Hotel  
Greenville, Hunt County, Texas

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"Handsome Skyscraper to Replace Discarded Landmark." *The Greenville Morning Herald*. 28 February 1926, 1:5.

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"To Start Work on Parsonage Next Few Days." *Greenville Evening Banner*. 4 July 1927, 1:1

**10. GEOGRAPHICAL DATA**

**ACREAGE OF PROPERTY:** 0.202 acres

<b>UTM REFERENCES</b>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
1.	14	769819	3670453

**VERBAL BOUNDARY DESCRIPTION:** The entire parcel of land associated with the Washington Hotel, encompassing Lots 12, 13 and 14 of Block 14 of the Original Town of Greenville, City of Greenville, Hunt County, Texas, according to the plat recorded in Cabinet C, Slide 118, Plat Records, Hunt County, Texas.

**BOUNDARY JUSTIFICATION:** The boundaries encompass the entire parcel of land associated with the Washington Hotel in Greenville, Hunt County, Texas.

**11. FORM PREPARED BY**

**NAME/TITLE:** Emily Ramsey

**ORGANIZATION:** MacRostie Historic Advisors

**DATE:** February 5, 2010

**STREET & NUMBER:** 53 West Jackson Boulevard, Suite 1357

**TELEPHONE:** 312-786-1700

**CITY OR TOWN:** Chicago

**STATE:** IL

**ZIP CODE:** 60604

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

**MAPS**

**PHOTOGRAPHS** (see continuation sheet Photo-25 through Photo-26)

**ADDITIONAL ITEMS** (see continuation sheets Figure-15 through Figure-24)

**PROPERTY OWNER**

**NAME:** Bill Scantland, Washington Hotel Lofts LLC

**STREET & NUMBER:** 406 East 4<sup>th</sup> Street

**TELEPHONE:** 336-714-8920

**CITY OR TOWN:** Winston-Salem

**STATE:** NC

**ZIP CODE:** 27101

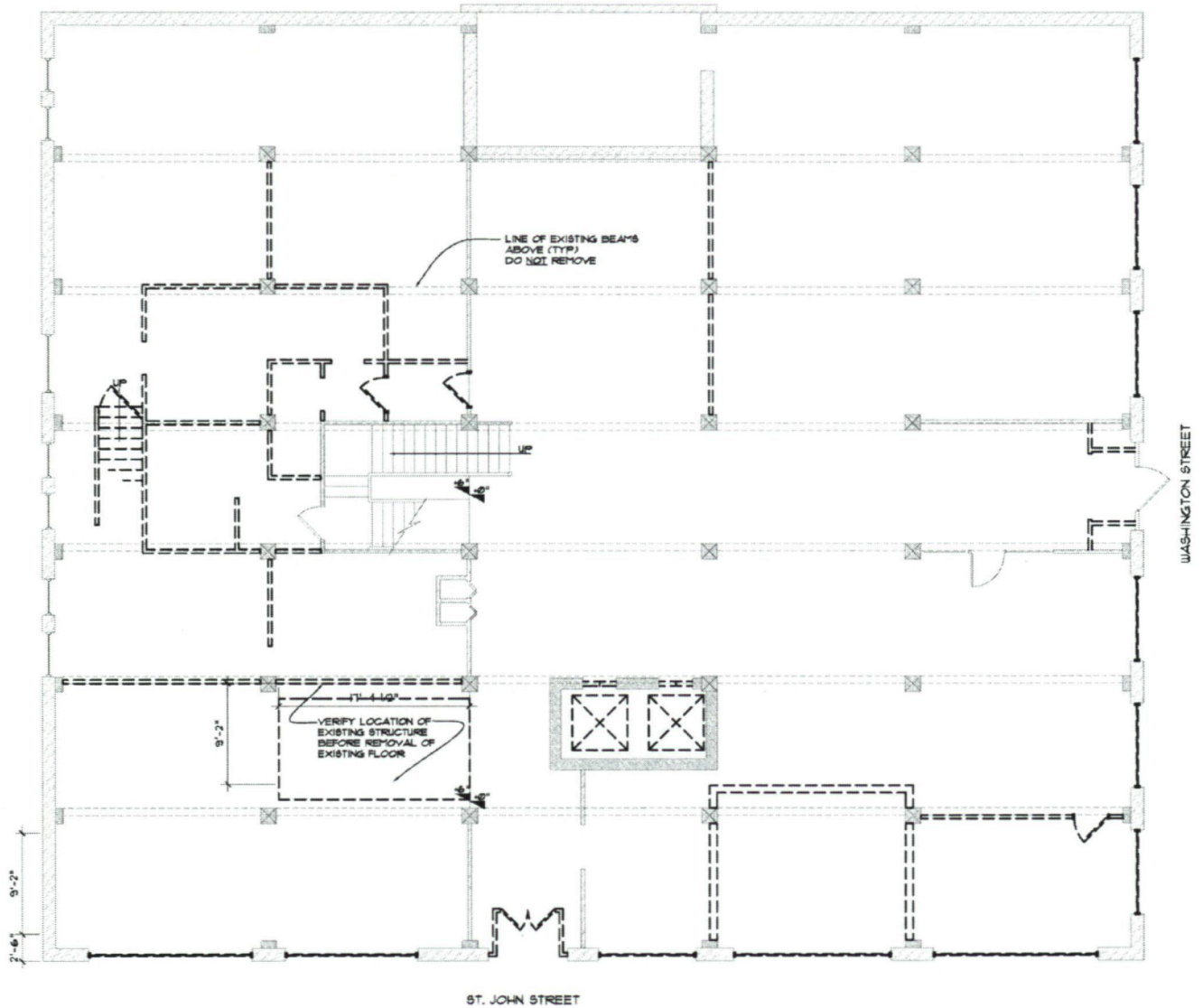
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section Figure Page 15

Washington Hotel  
Greenville, Hunt County, Texas

Washington Hotel - 1st floor



No Scale  
← N

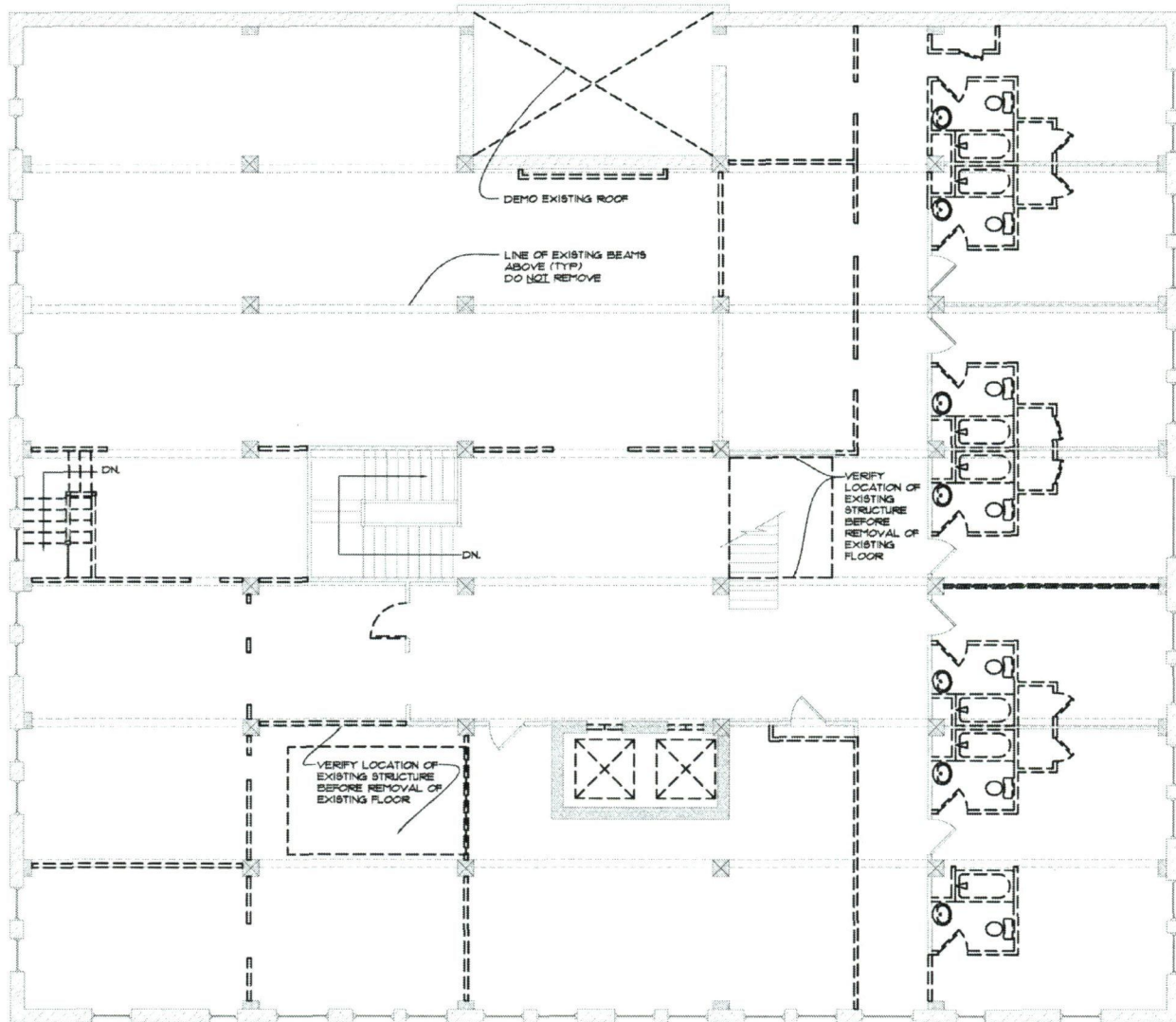
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Washington Hotel  
Greenville, Hunt County, Texas

Section Figure Page 16

Washington Hotel - 2nd floor



No Scale  
← N

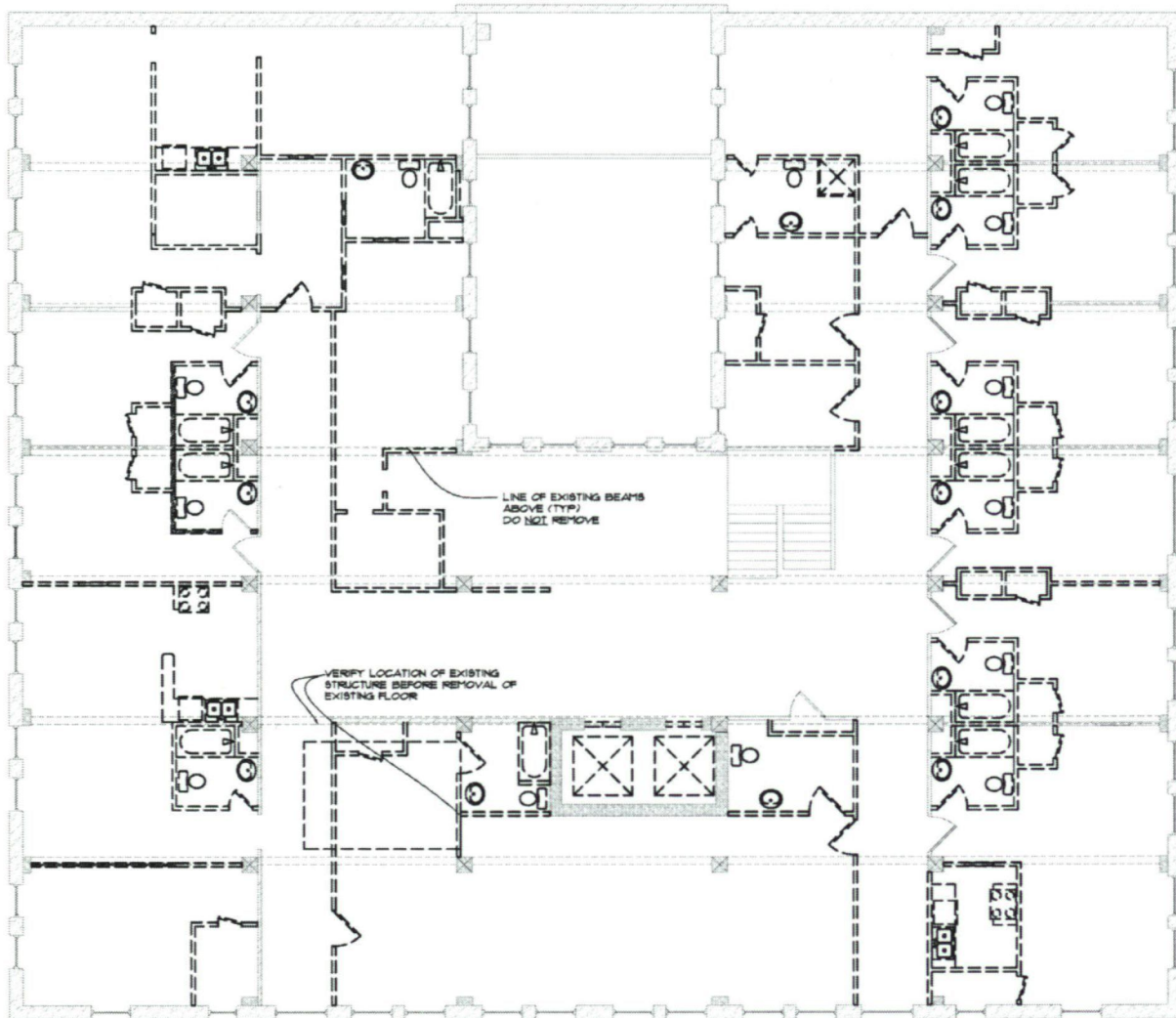
United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Washington Hotel  
Greenville, Hunt County, Texas

Section Figure Page 17

Washington Hotel - 3rd floor (typical of upper floors 3 through 6)



No Scale  
← N

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section Figure Page 18

Washington Hotel  
Greenville, Hunt County, Texas

Washington Hotel, c.1930.

From Vertical Files of the Northeast Texas History and Genealogy Center, W. Walworth Harrison Public Library,  
Greenville, Texas.



United States Department of the Interior  
National Park Service

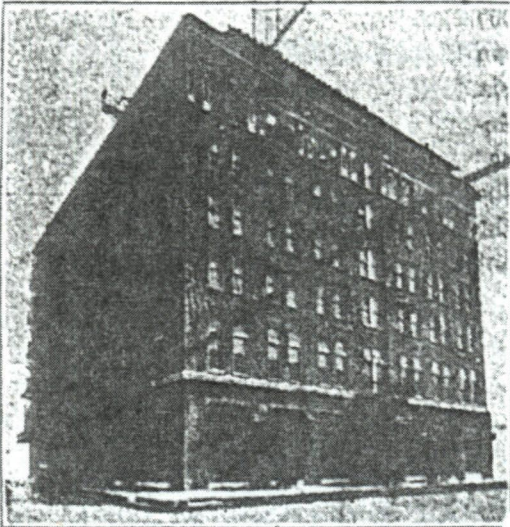
National Register of Historic Places  
**Continuation Sheet**

Section Figure Page 19

Washington Hotel  
Greenville, Hunt County, Texas

Lindsey and Kilmer advertisement in the *Greenville Evening Banner*, August 18, 1926.

We Extend Greetings  
to the New  
Hotel Washington



We are proud to state that the building committee  
accepted our plans and specifications for Green-  
ville's Newest Hotel

**Lindsey and Kilmer**  
**Architects**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Section Figure Page 20

Washington Hotel  
Greenville, Hunt County, Texas

Advertisement published on the day of Washington Hotel opening, *Greenville Morning Herald*, August 18, 1926.  
The stock image used does not depict Greenville, Texas.

Today, Wednesday, August 18, 1926, Hotel Washington becomes a REALITY. Opening in regular splendor and placing Greenville among other fine city of the great Southwest, as one to which travelers would gladly come. Hotel Washington answers the demand for all that is finest and best in a hotel. Comfort, Convenience and Service for the traveling public and to those among us who wish for hotel accommodations.

During The Herald's life in Greenville it has seen the town grow from wooden shacks to buildings of concrete, brick and steel—from a modern size town to a little city and The Herald has grown with her. The Herald believes in Greenville just as the stockholders of Hotel Washington—and upon the opening of Hotel Washington The Herald offers its Heartiest Congratulations and Best Wishes.

**The**  
**Greenville Morning Herald**  
"The Paper That Covers Greenville and Hunt County  
Like The Noon-Day Sun"

United States Department of the Interior  
National Park Service

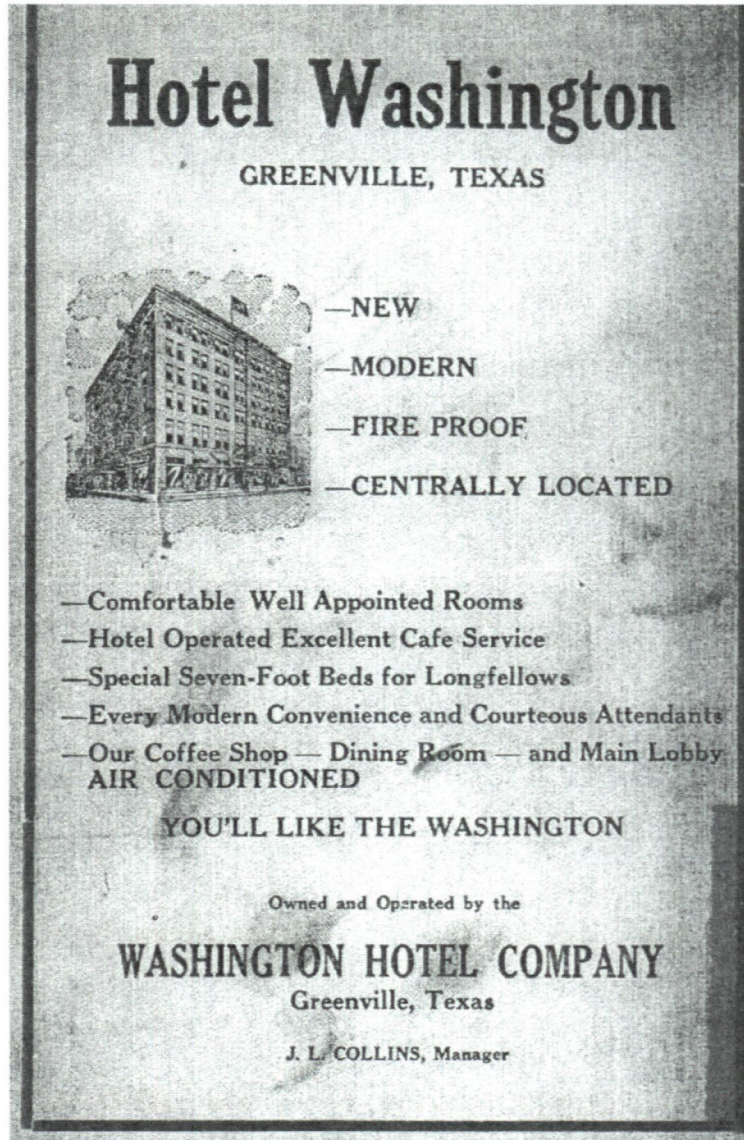
National Register of Historic Places  
**Continuation Sheet**

Section Figure Page 21


Washington Hotel  
Greenville, Hunt County, Texas

Advertisement for the Washington Hotel

Back cover of the *Greenville, Texas City Directory*. Odessa, Tex: Johnson Pub. Co. 1937.



**Hotel Washington**  
GREENVILLE, TEXAS



- NEW
- MODERN
- FIRE PROOF
- CENTRALLY LOCATED

- Comfortable Well Appointed Rooms
- Hotel Operated Excellent Cafe Service
- Special Seven-Foot Beds for Longfellows
- Every Modern Convenience and Courteous Attendants
- Our Coffee Shop — Dining Room — and Main Lobby  
**AIR CONDITIONED**

**YOU'LL LIKE THE WASHINGTON**

Owned and Operated by the  
**WASHINGTON HOTEL COMPANY**  
Greenville, Texas  
J. L. COLLINS, Manager

United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Washington Hotel  
Greenville, Hunt County, Texas

Section Figure Page 22

Historic postcards showing the Hotel Washington

Left: Curt Teich Postcard c.1926.

Right: Curt Teich Postcard printed 1933



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Washington Hotel  
Greenville, Hunt County, Texas

Section Figure Page 23

Greenville Chamber of Commerce advertisement, 1931, featuring Washington Hotel.  
From Vertical Files of the Northeast Texas History and Genealogy Center, W. Walworth Harrison Public Library, Greenville, Texas

**GREENVILLE  
HUNT COUNTY, TEXAS**  
"The Blackest Land and the Whitest People."

Excellent waterworks system.  
Transportation facilities unsurpassed, eight  
rail and several Highways here afford  
swift and easy access.  
Largest inland cotton ginners in the world.  
Cotton Pick with one of the most beautiful  
cotton fields in Texas.  
Outstanding a city of churches and schools,  
public libraries, two junior colleges, three  
high schools and one normal school.

Home of J. S. Cotton Seedling Field Station  
maintained by the Department of Agriculture.  
Shows miles of great cotton that are the  
best ever in the United States.  
Principal crop, cotton, source of livelihood  
for many good citizens and many more  
throughout the world.  
Site of your manufacturing, retail, wholesale  
and service business in the dominating center  
for Northeast Texas.

For Further Information Address Chamber of Commerce

1. Greenville and Banking Bldg.	2. Commerce Bldg.	3. Cotton Seedling Field Station	4. Cotton Pick	5. City Park	6. New Business Bldg.
7. Hotel High School	8. University Bldg.	9. Washington Hotel	10. Cotton Gin Mill in Cotton Country	11. City Park	12. New Business Bldg.
13. Public Library	14. Cotton Gin Mill	15. Washington Hotel	16. Cotton Gin Mill in Cotton Country	17. City Park	18. New Business Bldg.

United States Department of the Interior  
National Park Service

National Register of Historic Places

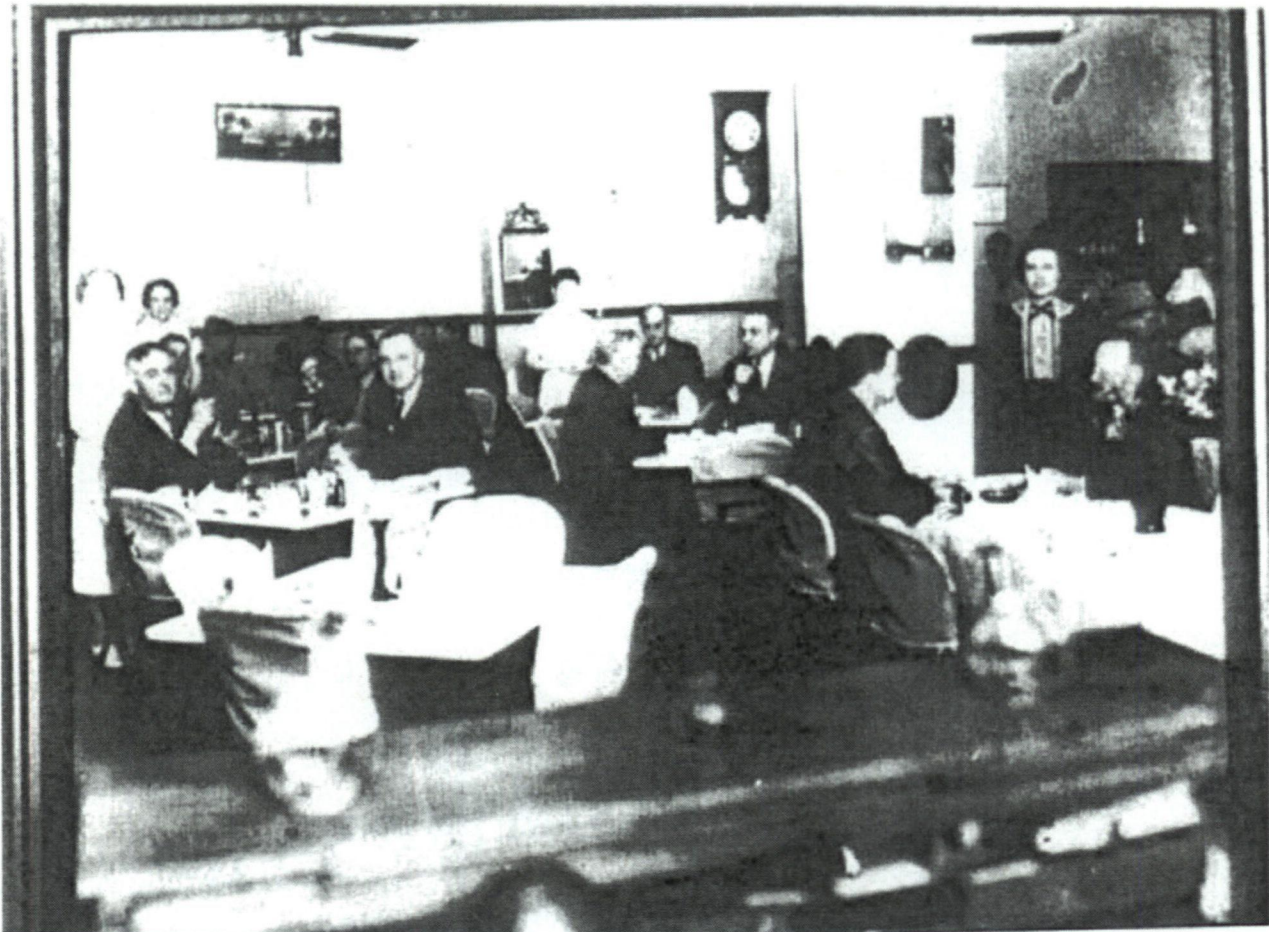
**Continuation Sheet**

Section Figure Page 24

Washington Hotel  
Greenville, Hunt County, Texas

Interior of Washington Hotel Coffee Shop, ca. 1940.

From Vertical Files of the Northeast Texas History and Genealogy Center, W. Walworth Harrison Public Library,  
Greenville, Texas



United States Department of the Interior  
National Park Service

National Register of Historic Places  
**Continuation Sheet**

Washington Hotel  
Greenville, Hunt County, Texas

Section Photo Page 25

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**Photo Log**

Washington Hotel  
2612 Washington Street  
Greenville, Hunt County, Texas  
Photographed by Emily Ramsey, December 16, 2009  
Digital images on file with the Texas Historical Commission  
Printed by Texas Historical Commission staff on HP Premium Plus photo paper with HP Vivera inks

Photo 1  
View east along Washington Street  
Camera facing northeast

Photo 2  
Southwest oblique  
Camera facing northeast

Photo 3  
South elevation  
Camera facing north

Photo 4  
Southeast oblique  
Camera facing northwest

Photo 5  
East elevation  
Camera facing west

Photo 6  
North elevation  
Camera facing south

Photo 7  
West elevation  
Camera facing northeast

Photo 8  
Washington Street entrance on south elevation  
Camera facing north

Photo 9  
Detail of storefronts along Washington Street  
Camera facing west

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**

**Continuation Sheet**

Section Photo Page 26

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Washington Hotel  
Greenville, Hunt County, Texas

Photo 10

Detail of terra cotta ornamentation and cornice at southwest corner of building  
Camera facing north

Photo 11

Roof headhouse  
Camera facing west

Photo 12

First floor lobby, towards Washington Street entrance  
Camera facing south

Photo 13

Monumental lobby stair at north end of first floor lobby  
Camera facing north

Photo 14

Second floor lobby  
Camera facing south

Photo 15

Typical upper floor corridor, third floor  
Camera facing east

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Washington Hotel  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Hunt

DATE RECEIVED: 10/15/10      DATE OF PENDING LIST:  
DATE OF 16TH DAY:      DATE OF 45TH DAY: 11/29/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000962

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    11.29.10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



CENTRAL  
CHRISTIAN CHURCH

Washington Hotel  
Greenville, Hunt Co. TX  
Photo 1



A multi-story brick building with a white ground floor. The building features numerous windows and several external fire escapes. The ground floor has a sign that reads "THE CANTINE" and "NOW LEASING".

A smaller, single-story brick building with a white awning over a window. A green trash can is visible in front of it.

A street scene with a red pickup truck and a blue pickup truck parked in front of the building. There are also utility poles and a green trash can visible in the foreground.

A white building with a green and red logo on the corner. The logo consists of a green circle with a red triangle inside.

Washington Hotel  
Greenville, Hunt Co. TX  
photo 2



THE CHILLERS

NOW LEASING

Washington Hotel  
Greenville, Hunt Co. TX  
photo 3



Washington Hotel  
Greenville, Hunt Co. TX  
photo 4



Washington Hotel  
Greenville, Hunt Co. TX  
photo 5



Washington Hotel  
Greenville, Hunt Co TX  
photo 6



Washington Hotel  
Greenville, Hunt Co. TX  
photo 7



Washington Hotel  
Greenville, Hunt Co. TX  
photo 8



Washington Hotel  
Greenville, Hunt Co. TX  
photo 9



Washington Hotel  
Greenville, Hunt Co. TX  
photo 10



Washington Hotel  
Greenville, Hunt Co. TX  
photo 11



Washington Hotel  
Greenville, Hunt Co. TX  
photo 12



Washington Hotel  
Greenville, Hunt Co. TX  
Photo 13



Washington Hotel  
Greenville, Hunt Co. TX  
photo 14



Washington Hotel  
Greenville, Hunt Co. TX  
photo 15



**TEXAS HISTORICAL COMMISSION**

*real places telling real stories*



TO: Linda McClelland  
National Register of Historic Places

FROM: Gregory W. Smith, National Register Coordinator  
Texas Historical Commission

RE: Washington Hotel, Greenville, Hunt County, Texas

DATE: October 14, 2010

- The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places forms:
	<input type="checkbox"/> Resubmitted nomination
	Multiple Property nomination form
<input checked="" type="checkbox"/>	Photographs printed from digital files
<input checked="" type="checkbox"/>	Gold CD with TIFF photograph files
	Photographs printed from negatives
<input checked="" type="checkbox"/>	USGS map
	Correspondence
	Other:

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do ) (do not ) constitute a majority of property owners
- Other:

