

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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

1. Name of Propertyhistoric name HOTEL BOTHWELL

other names/site number _____

2. Locationstreet & number 103 East Fourth Street☐ not for publicationcity, town Sedalia

n/a vicinity

state Missouricode MOcounty Pettiscode 159zip code 65301**3. Classification**

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

10001

Noncontributing

0 buildings0 sites0 structures0 objects0 Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official G. Tracy Mehan III, Director,July 25, 1989

Date

Department of Natural Resources, and State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/hotel

Current Functions (enter categories from instructions)

DOMESTIC/hotel**7. Description**

Architectural Classification

(enter categories from instructions)

Classical Revival

Materials (enter categories from instructions)

foundation Concretewalls Brickroof Concreteother Stone trim

Describe present and historic physical appearance.

The 1927 Bothwell Hotel is a seven-story building of Classical Revival style architecture in tan brick with stone trim. It is located at the northeast corner of Ohio Avenue and Fourth Street, a major downtown Sedalia intersection. Structural and historical integrity have been preserved except for minor modifications to the street level facade and the interior lobby space. The nomination consists of one contributing building.

The 109 room Bothwell Hotel was constructed of reinforced concrete and steel with concrete floors and roof, brick over fire block walls and a brick and stone exterior. The building rests on a reinforced concrete foundation. The basement, first, and second floors occupy the full rectangular parcel measuring about 72 by 91 feet. The upper stories (3 through 7) have an L-shaped plan following the south and west sides to a depth of about 55 feet. Each leg of the L has a double loaded central corridor with rooms on each side. The space not occupied by the L has a flat roof above the level of the second story ceiling. To the north of the hotel is a two-story commercial building and to the east is a surface parking lot for hotel guests. The hotel has a flat roof with a penthouse at the east end which houses the elevator machinery and a 5,000 gallon water tank that can supplement city water pressure.

Exterior

The seven-story main (south) facade has seven uneven bays and faces onto Fourth Street. The five central bays are divided by two-story stone pilasters with simple capitals supporting a stone entablature. The pilasters continue up for the next four stories as stylized "rusticated" pilasters with plain capitals supporting another simple stone entablature. The seventh story continues the detail with stylized pilasters and inset rectangular panels beneath a simple framing entablature. A five-bay parapet surmounts this central design element with stone pedestals incised with medallions above the pilasters and alternating with brick panels. Stone coping tops the parapet.

8. Statement of Significance

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

☐ nationally ☐ statewide ☐ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1927 - 1938

Significant Dates

1927

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

H.L. Stevens Company

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

The Hotel Bothwell, a local and regional landmark, is architecturally significant (Criterion C) as a good example of the Classical Revival influence in commercial structures of the early Twentieth Century. It is an important representative of the modern commercial hotel movement as evidenced in the smaller communities of Missouri. The hotel is a good example of the small city hotels designed by the H.L. Stevens Company, a respected Chicago architectural firm. The original construction date of 1927 is the beginning of the period of significance. The Hotel Bothwell is a significant remnant of the rapid commercial development of Sedalia following 1900. (Criterion A) As the major hotel in the Pettis County region its important contribution to Sedalia's commercial development continued until 1938, the arbitrary fifty year cut-off date for historic significance; although, the Hotel Bothwell remained under community ownership until the early 1950s and continues in hotel use today.

Hotel Development

The beginning of the modern American hotel industry can be traced to the 1829 Boston hotel, the Tremont House, designed by Isaiah Rogers. Unlike earlier inns, which consisted of one or two rooms with three to ten beds and usually two guests per bed, the Tremont provided private rooms, trained hotel staff, French cuisine, bellboys, and many other "modern" amenities. The Tremont spurred a widespread development of similar hotels in American cities where, regardless of the fact demand often fell short of supply, a fine, luxurious hotel was viewed as essential to the continued growth and success of a community. This initial hotel boom reached its peak between 1830 and 1850 in the East, and later in newly developing communities as settlement spread West.¹

By the end of the Nineteenth Century, large city hotels had evolved into ultra-luxurious architectural derivations of the grand resort hotels and

☒ See continuation sheet

9. Major Bibliographical References

☒ See continuation sheet

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 15 480230 42842000
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

☐ See continuation sheet

Verbal Boundary Description

The West 22.62 feet of Lot Nine and all of Lots Ten, Eleven, and Twelve except the North 47.75 feet of Lots Eleven and Twelve, all in Block Six of Sarah E. Smith and Martha E. Martin's First Addition to the City of Sedalia, Pettis County, Missouri.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire town lots that have historically been associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Dana L. Pratt, Karen L. Kummer date December 14, 1988
organization The URBANA Group telephone (217)344-7526
street & number 110 S. Race Street P.O. Box 1028 state Illinois zip code 61801
city or town Urbana

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National Park Service

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Continuation Sheet**

Hotel Bothwell, Sedalia, Pettis Co., MO

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The entryway consists of recessed paired aluminum frame doors with a one-lite transom. The original metal semi-circular hotel marquee is in place supported by cables with decorative hooks and metal brackets. Cast metal anthemion ornaments edge the top of the marquee facing while neon lighting encircles it. A neon "Bothwell" sign hangs from the center of the marquee's coffered ceiling.

The first story storefronts are spatially intact with modifications made to transom areas; the west three storefronts have had the original glazing replaced with glass block. The upper story windows have stone sills and are placed one per bay except for the third and fifth bays which have two. The second story center windows are eight-over-eight double hung sash with brick spandrel panels and stone flat arches with keys; the end windows are six-over-one sash with decorative metal grilles in the spandrel area beneath. Upper story windows are six-over-one double hung sash with the end windows of the attic story having stone surrounds. An infilled stone oval window surround is placed above the attic sash with decorative flanking stone cornucopia while the center attic sash have plain rectangular stone panels placed above them.

The details of the main (south) facade are duplicated on the secondary (west) facade which faces Ohio Avenue. This facade is, however, only 5 bays in width. There is no formal entry, but secondary entries exist in the first north bay, the center bay and the fourth bay. Only minor modifications to these storefronts have been made including glass block in the south end bay. Stone address panels are placed at pedestrian height on the southwest corner, the western one inscribed "Ohio Avenue" and the southern one inscribed "Fourth Street". Flat stone string courses continue the line of the architrave and cornice of the second story entablature and the cornice of the sixth story entablature. The southwest corner is beveled above the second story string course.

The east and north facades are red brick with the formal tan brick returning on the north for the width of the north "L" leg and on the east for only a few feet. The upper stone string course continues around the entire building at the sixth story window sill level. The east facade has a central exterior iron fire escape. A flat roof two-story wing consisting of the kitchen and ballroom projects to the north. The penthouse is

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located in the northeast corner and incorporates the large stone capped boiler chimney; a stepped parapet is topped with stone coping. A decorative stone string course encircles the penthouse and large decorative contrasting brick panels are found on the south, east and north penthouse elevations. The north elevation panel surrounds a painted "Hotel Bothwell" sign.

Interior

The plan of the first floor focuses on a central lobby with a dining room, lounge, and service areas occupying the four corners. Entrances allow access to these areas from the interior lobby.

All of the public spaces of the hotel retain their simple classical revival detailing. The main beamed ceiling has a plain molded plaster cornice treatment with the building piers treated as square columns or pilasters with simple capitals. The central two-story lobby atrium has been floored over but the decorative details remain including fluted window pilasters and "Adamesque" center and corner ceiling medallions. Other original elements include paired built-in wood telephone booths, elevator door surrounds with floor dials (one elevator is still the original hand operated type), brass mail chute and mail box, patterned mosaic floor tile, wrought iron stair railings and brass escutcheons and doorknobs on walnut doors.

Two steps lead down to the coffee shop located in the northwest corner. This area, as well as the lounge which was originally a drug store, have been remodeled to fit more modern decorating taste. The kitchen in the northeast corner retains some original equipment such as the stove hood, oven, dough mixer and walk-in cooler with wood shelving, and the head cook's office is still extant. The original beauty/barber shop in the southeast corner is now used as an office; however, the plumbing is said to exist behind temporary walls. The small sundry shop is closed and the area used for storage.

The public ballroom is located to the north on the mezzanine level. A wide cast plaster cornice encircles the room as does a paneled dado. Three pair of 6-lite casement sash with 4-lite transoms are located at the east end in a small alcove while plaster niches decorate the north side. Multi-lite doors with "Adamesque" detailed transom panels lead into a smaller dining

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Hotel Bothwell, Sedalia, Pettis Co., MO

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room on the west, the hallway on the south and the service kitchen in the southeast corner. Originally a bank of French doors opened onto the mezzanine from the ballroom, but these have been replaced by a folding wood-slat curtain. Other public spaces on this level include a ladies lounge, a coat check room and a later beauty shop.

The upper floors have terrazzo elevator hallways and concrete main hallways; they retain their original glass fire hose closets illustrating the hotel's claim of "modern fireproof construction". An interior fire-rated stairway is also extant. The standard hotel rooms open off a central "L" corridor with chair rails and cornice details; the rooms contain no architectural detailing other than their original walnut doors with inlaid beading, marble thresholds and transoms. Many do retain their original bathrooms with mosaic tile and small pedestal sinks.

Hallway watercloset and shower rooms are located on each floor to service the north side rooms which did not originally have in-room baths. Bathrooms were added to these rooms in 1953. Service closets and a central vacuum system are also located on each floor.

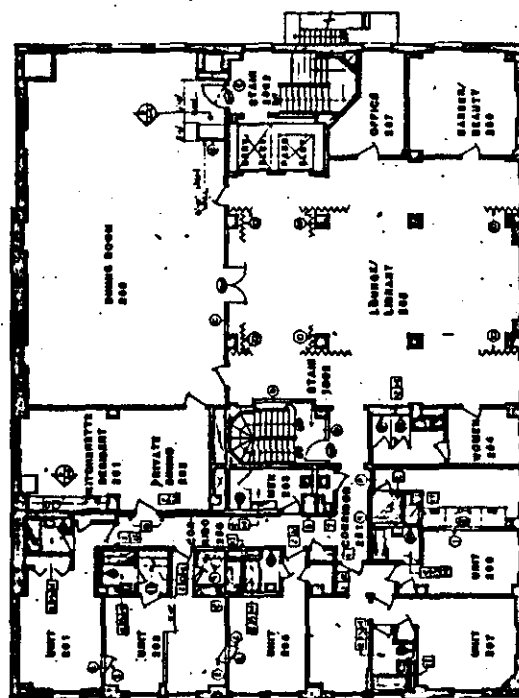
The Hotel Bothwell has a full basement which originally housed mechanical systems, linen rooms, employee restrooms, four sample rooms, a billiard room, a barber shop and the hotel storekeeper's room. The gentlemen's lounge, the barber shop and billiard room were accessible from marble stairs leading down from the lobby and have a mosaic tile floor central foyer. The employee-related rooms are accessed by a concrete staircase leading from the kitchen. The basement is currently used for mechanical systems and storage purposes. The gentleman's lounge located in the basement is still in use.

Hotel operations continue in the Bothwell up to the present. The hotel retains its structural and architectural integrity in both its exterior facades and the public spaces of the interior.

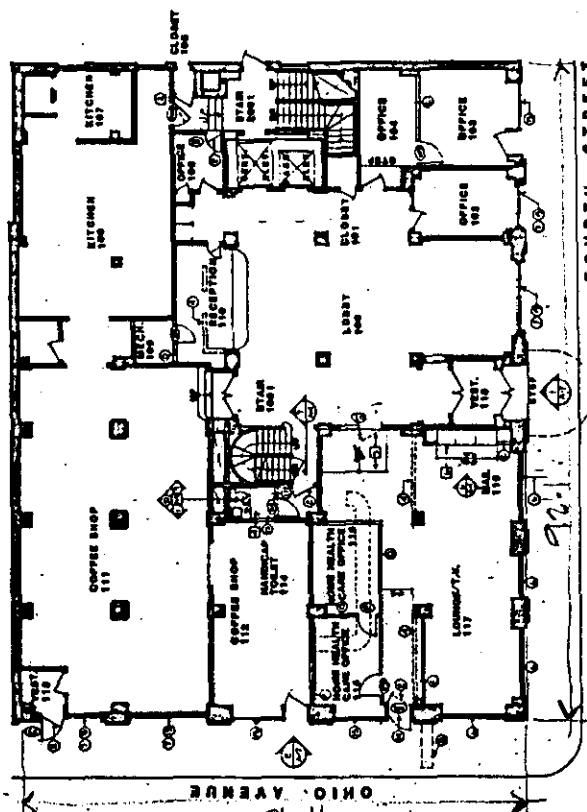
Hotel Bothwell, Sedalia, Pettis Co., MO

17. Inspect a sheet of 30 gauge galvanized steel over the back of the sheet door.
18. Inspect one plastic technique container.
19. Inspect one bottle and cap.
20. Remove the dish type plunger from the sink.
21. Provide one container of water, salt, toilet and sanitary. Inspect and label the two containers and the sink.
22. Inspect one layer of the 1/2 inch plastic sheeting used in the 1/2 inch container. One layer of the 1/2 inch. Remove the top layer.

- ① Close and cover as required, the existing spiral filament.
- ② Insert and turn off 100 W 230 volt globe having over the rated life expectancy of 1000 hours. The globe rating should be given on the purchase order.
- ③ Insert P-1 mounting grid and handle it at the glove state using the metal joints for the frame above the 100 watt bulb for the new handle and plate.
- ④ Insert and turn off 100 W 230 volt globe above the 100 watt bulb for the new handle and plate.
- ⑤ Insert and turn off 100 W 230 volt globe above the 100 watt bulb for the new handle and plate.
- ⑥ Provide for heating medium which will permit temperature regulation to $\pm 1^\circ \text{C}$. The heating medium will be a 100 W 230 volt globe having over the rated life expectancy of 1000 hours.
- ⑦ Remove P-1 filament and plate as required.
- ⑧ Provide for P-1 filament heating grid and handle it at $\pm 1^\circ \text{C}$. The filament will be a 100 W 230 volt globe having over the rated life expectancy of 1000 hours.
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2 SECOND FLOOR PLAN



FIRST FLOOR PLAN

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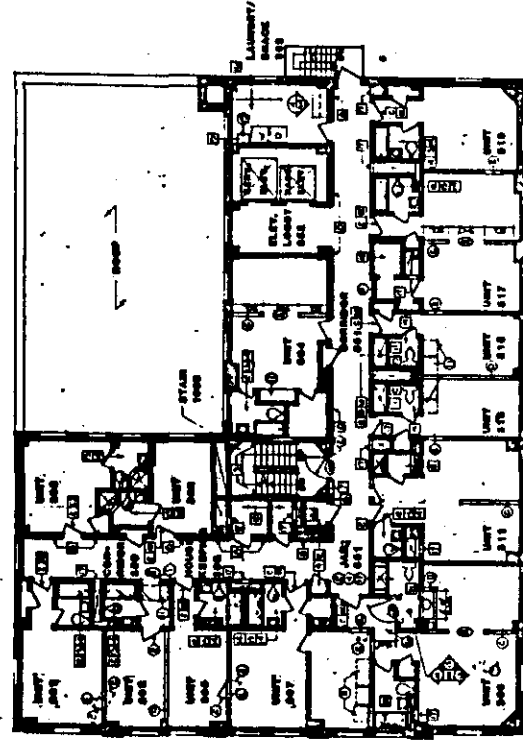
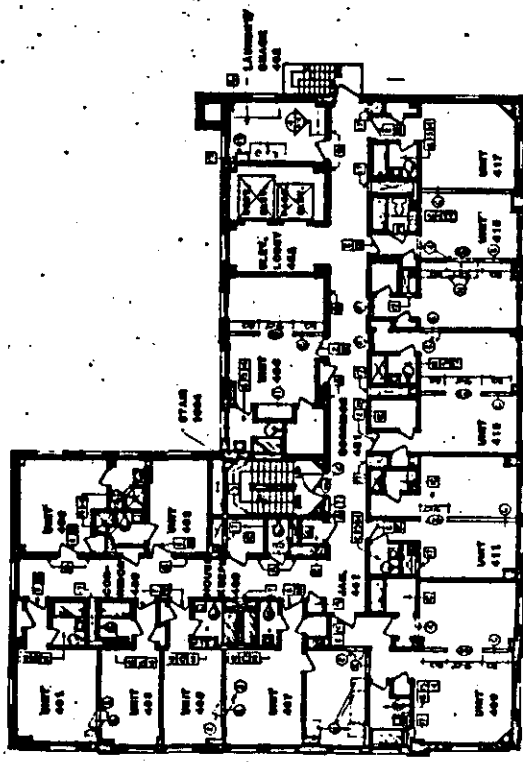
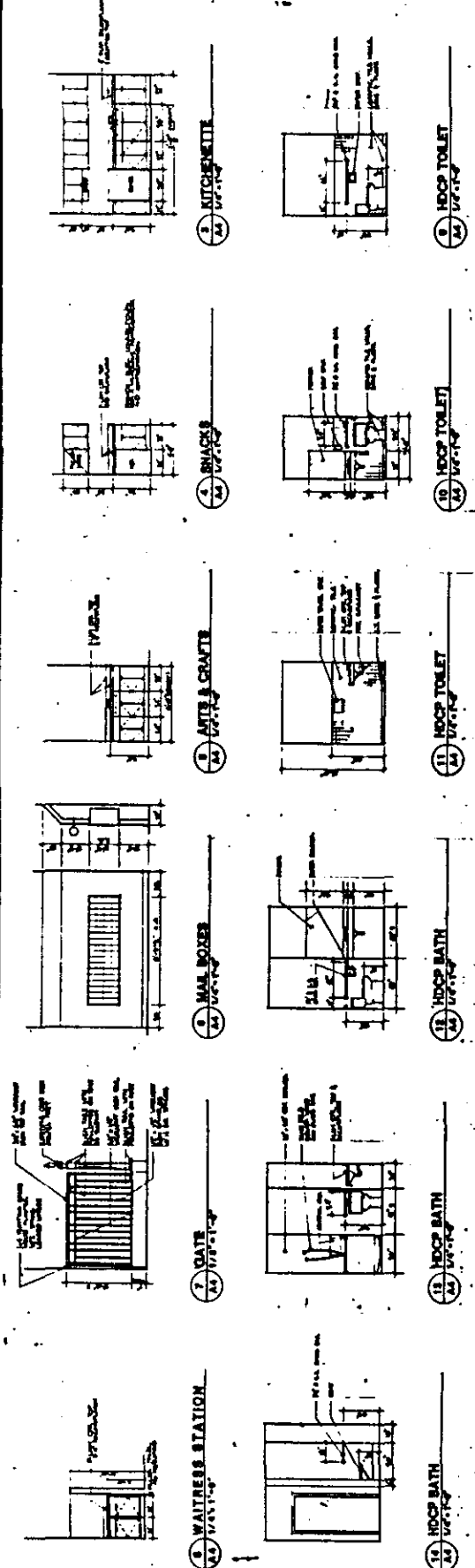
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KLEIN
SPORTS

THE KENSINGTON
SEDALIA

**BEST TITLE
FIRST FLOOR PLAN
SECOND FLOOR PLAN**

A3



3. FOURTH FLOOR PLAN
1/8" = 1'-0"

1. THIRD FLOOR PLAN
1/8" = 1'-0"

A4

THIS FLOOR PLAN
IS A REPRODUCTION OF
THE ORIGINAL FLOOR PLAN
ON FILE IN THE
SEDALIA, MISSOURI

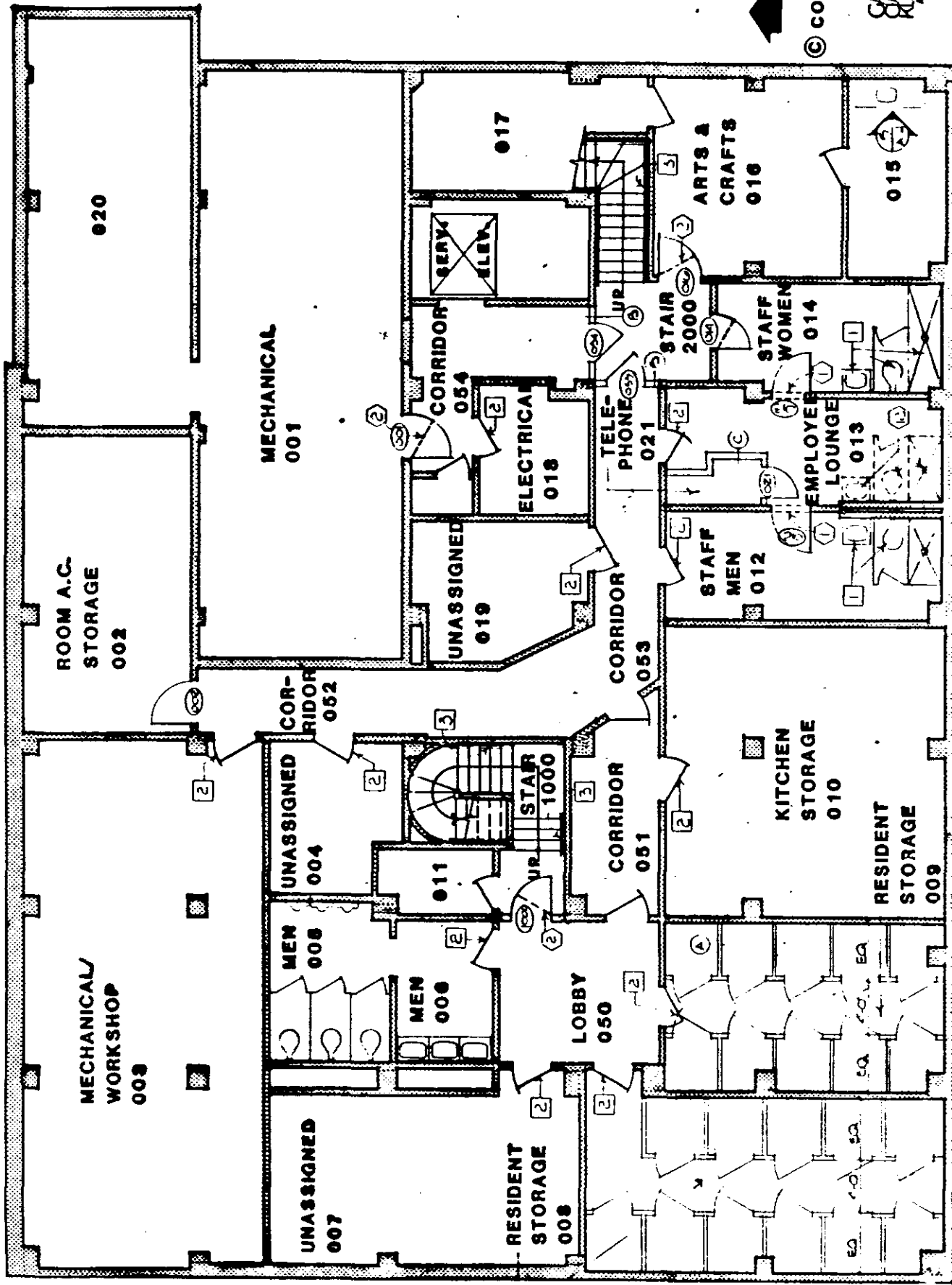
THE KENSINGTON
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BASEMENT FLOOR

HOTEL BOTHWELL

SEDALIA, MISSOURI

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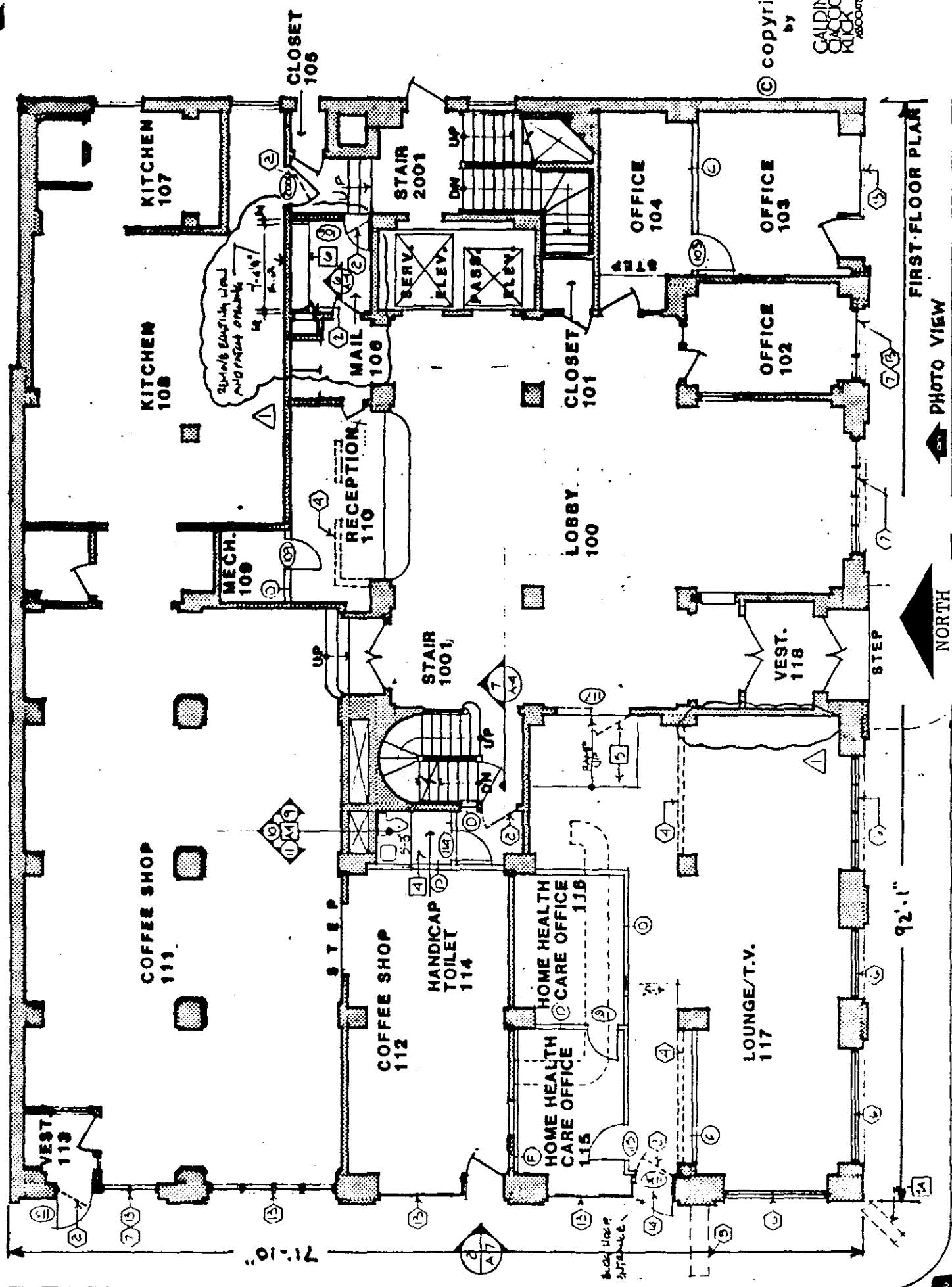


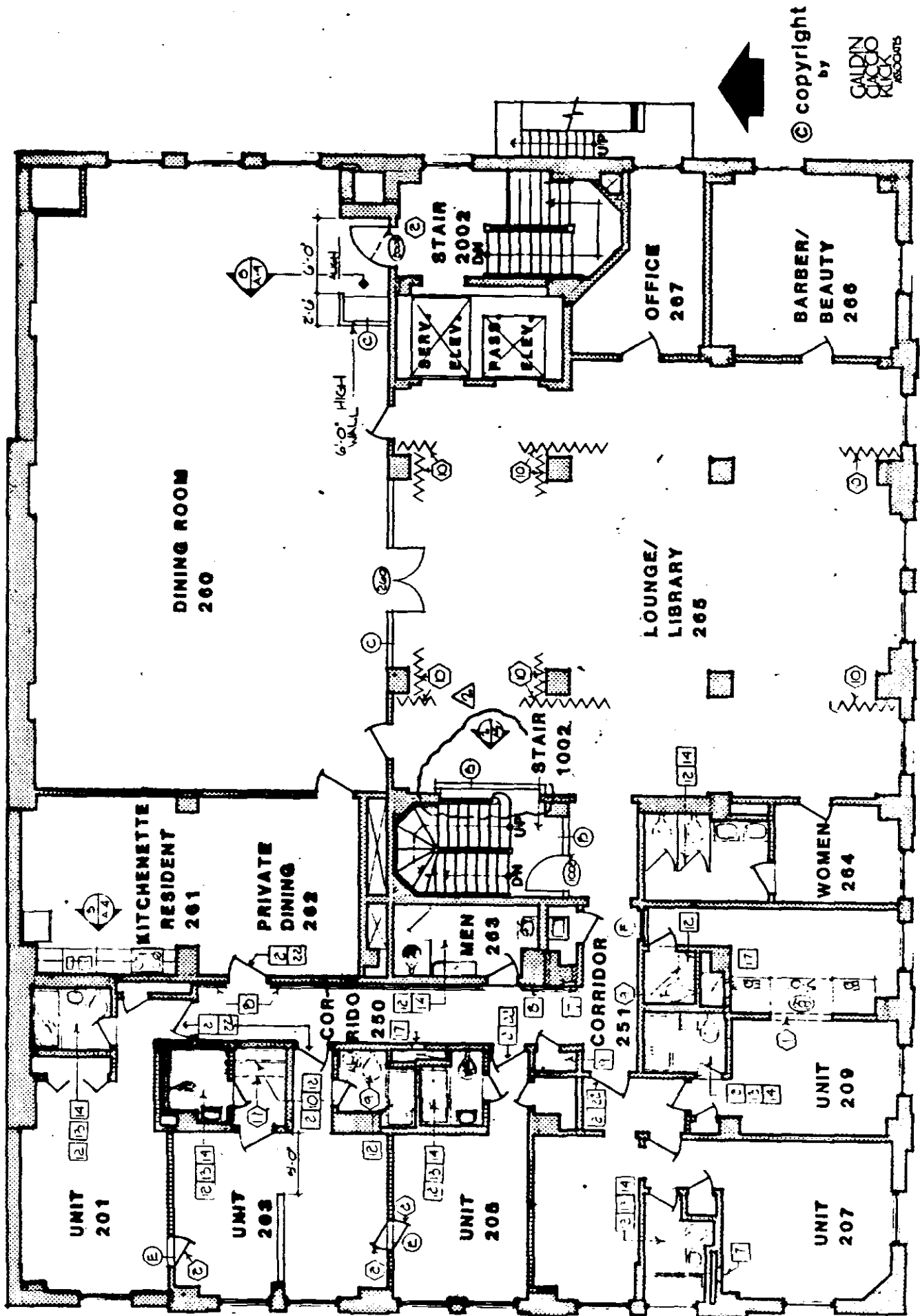
PHOTO VIEW

NORTH

HOTEL BOTHWELL
SEDALIA, MISSOURI

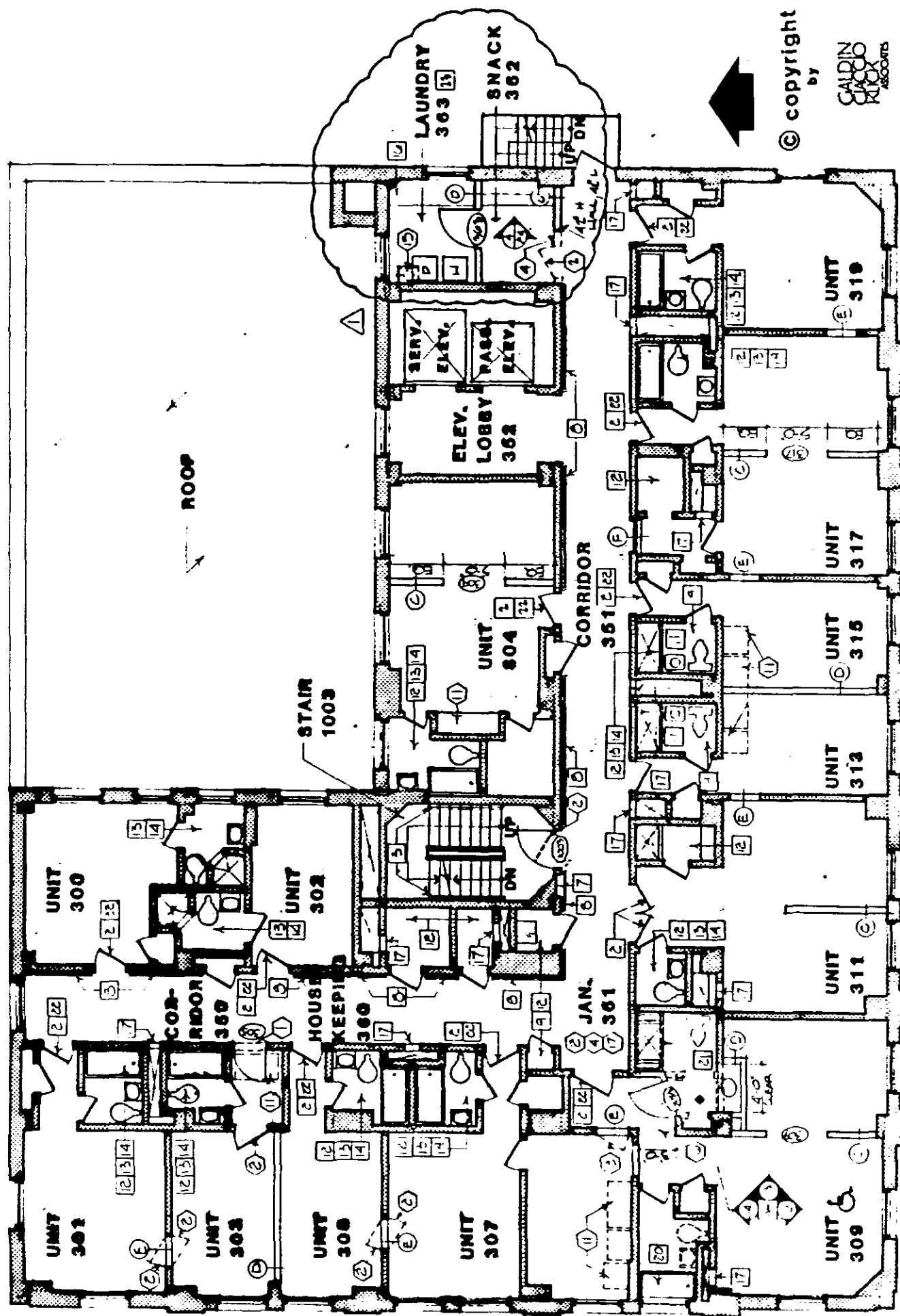
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SECOND FLOOR PLAN

HOTEL BOTHWELL



THIRD FLOOR PLAN
UPPER FLOORS SIMILAR

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palaces of Europe. Examples of these resort hotels included the Waldorf-Astoria in New York, the Brown Palace in Denver, and the Palace in San Francisco. These hotels were characterized by their grand scale, and magnificent ornamentation including heavy gilding and lavish use of marble. In contrast, smaller communities usually had only various basic hotels, often one or two-story frame buildings of a rooming-house variety usually located near the railroad station.²

In his discussion of the development of the hotel industry, Gerald Lattin notes;

At the turn of the century there were two new developments in the United States that were to influence twentieth-century hotel operation. First, as the country's economy expanded, the commercial traveler became increasingly prominent in the business world. As this group grew in number, there developed a corresponding increasing need for suitable hotel accommodations and conveniences to serve it. Second, improvements in transportation made travel easier and less expensive. In a society seemingly ever restless and eager to be on the move, such a development immediately led to a tremendous upsurge in the number of travelers. Once the middle class of American society could afford travel expenses, it became an entirely new segment of the traveling public.³

The 1908 Statler Hotel in Buffalo, New York, set the precedent for meeting the new demands of the traveling population in the form of the modern commercial hotel. Specialized services, now standard in the industry, were first introduced in this hotel including such conveniences as private baths, full length mirrors, fire doors, circulating ice water, and free newspapers. The Statler chain of hotels dominated the hotel world until the 1930's. The demand for a modern, convenient and service-oriented hotel within the budget of the average American had been met and was copied in a new wave of hotels built in large and small communities throughout the country.⁴

Following a decline during World War I, the construction of commercial hotels "reached an all time peak, both in numbers built and dollars expended" during the 1920's.⁵ Room occupancy jumped from 72 percent in 1919 to 86 percent in 1920 so that hotel investment was very attractive. During this period the hotel, rather than government buildings or

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churches, became the measure by which a city judged itself and expected others to judge it. Commercial hotels were built as an expression of civic pride and to serve as the center of community activity.

In the small towns, the hotel became the embodiment of community growth -- as if by some miracle the construction of a hotel would eventually lead to a thriving metropolis.⁶ Hotel investment often came from within the community with a 75-125 room hotel the standard symbol of local pride and confidence in the future. The most common design of these hotels consisted of a magnificent lobby space, a dining room, a coffee shop/restaurant, and commercial storefronts on the ground floor. A grand ballroom was usually located on a second floor mezzanine with guest rooms on the remainder of the upper floors. The Bothwell is a good representative of the early phase of the commercial hotel movement as it is evidenced in the smaller communities of the nation.

Describing commercial hotels of this period in a pictorial history of the United States published in 1926, Ralph Gabriel states:

A hotel is much more than a place of temporary or even permanent residence. Developing along more public lines it has become almost a civic monument, a center of communal life. There great dinners are held, balls are given, many political organizations are housed and mass meetings called. There "society", and those who ape it, drink tea, and dance. In the course of this development it has become in a very real sense a town hall, a place in which the whole people feels an instinctive if irrational ownership. It is this public character that has made necessary the great monumental lobbies, the magnificent ballrooms, the capacious restaurants.⁷

By 1930 the commercial hotel movement came to an end. The Great Depression emptied hotel rooms and business dropped to an all time low. The overbuilding and lack of experience among enthusiastic hotel promoters and operators of the 1920's added to the disaster so that many financial experts thought the industry would never recover. Over 85 percent of the nation's hotels suffered serious financial difficulty during this decade with many of their properties being taken over by lending institutions.⁸

A preliminary listing of commercial hotels in Missouri is given in Appendix 1 using 1930 as the cutoff date of the movement. This list was developed using the 1930 edition of the Hotel Redbook, an official directory of American Hotels which is published annually. Notations are

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shown of National Register status, construction dates, and integrity for those hotels on which we have information. Further study would identify additional hotels which have been demolished or have lost their original integrity through time. The Bothwell is a well-preserved example of the commercial hotel movement in Missouri.

From the time of its construction to the present, the Bothwell has remained the largest and best example of an early 20th Century commercial hotel in the region. The Bothwell is the only hotel of this size and character in Pettis County. Currently, only one other historic hotel building is extant in Sedalia, the three-story 55-room former Royal Hotel. This Victorian building was constructed during the 1880's and as such is representative of a different era and scale of hotel construction. Other local hotels once included the 1900 Terry Hotel which burned down, and the LaMoore Hotel which has been replaced by a parking lot.

Architecture

The Bothwell Hotel is the best local example of the Classical Revival influence in early 20th Century commercial architecture. The public nature of the development of the hotel and its location amongst the most significant public buildings in Sedalia is reflected in the hotel's architecture which assumes the character of a public building. The Bothwell dominates the downtown area in its location on the town square directly across from the county courthouse. It is the tallest building in the community and its imposing seven-story makes a strong architectural statement contrasting earlier buildings in the surrounding streetscape.

The Sedalia men leading the hotel campaign had in mind a building comparable to the modern commercial hotels in large cities like St. Louis. Their selection of the H.L. Stevens architectural firm emphasized their placement of great significance on the architecture and design of the hotel. The choice of a relatively tailored architectural style perhaps reflects the more conservative attitudes of small town communities like Sedalia.

The Hotel Bothwell is a good representative of the small town hotels designed by the H.L. Stevens Company. The firm was a large and successful Chicago practice which designed many important buildings

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Hotel Bothwell, Sedalia, Pettis Co., MO

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throughout the country focussing primarily on apartments and hotels. H.L. Stevens had offices in both Chicago and New York. Commissions of the firm included apartment hotels in Des Moines, Iowa and Minneapolis, Minnesota, luxury apartment buildings in Chicago, Pittsburgh, and Buffalo, New York, and hotels in Northampton, and Salem, Massachusetts, Lincoln, Nebraska, Bakersfield, California, Port Jervis, New York and Pittsburgh.⁹ A hotel designed by H.L. Stevens comparable to the Bothwell in size and architectural character was the Hotel Norfolk in Norfolk, Nebraska. This five-story Georgian Revival structure had a similar history of development by the local citizenry and has had a comparable influence on the local community as a commercial enterprise. Unlike the Bothwell, the Norfolk discontinued its use as a hotel operation in the mid 1960's and is now an apartment building. The Bothwell has also had fewer facade and interior alterations through time.

Commerce

Sedalia, the county seat of Pettis County, was first platted in 1857. Early development focussed on the Missouri Pacific Railroad lines and consisted of such enterprises as grocery stores, dry goods, blacksmiths, harness shops and drugstores. Later in the 19th century local industries developed including brickyards, bottling works, mills and agricultural machinery companies. Early growth and development increased so that by 1900 the community had reached a population of 15,000.¹⁰

The Hotel Bothwell was built during the last significant phase of commercial growth in Sedalia between 1915 and 1930. Other distinctive structures built during this period included the 1924 Courthouse, the 1925 Smith High School, the 1929 Sedalia National Bank and Third National Bank buildings, the 1930 Bothwell Memorial Hospital, and many new private residences. Between 1925 and 1927, when the Bothwell was constructed, over \$1 million had been invested in the community in the form of paved streets, and construction of new buildings.¹¹ This phase of growth was largely a result of the development of state highways which increased automobile travel to the community. The increase in auto travel was accompanied by a proliferation of auto-related properties including garages, and filling stations. Other commercial enterprises of the era included hardware stores, retail storefronts and warehouses. By 1927 the population in Sedalia had reached 21,144 and the community was served by two major railroads, the Missouri, Kansas & Texas and the Missouri Pacific. The two railroad depots were within four blocks of the hotel facilitating convenient accommodation of railroad travelers.

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A strong influencing factor in the need for modern hotel facilities in Sedalia was the fact that the Missouri State Fairgrounds are located just outside the city limits of the community. Historically, thousands of tourists and Fair participants flock to the community necessitating convenient and accessible lodging accommodations. John Bothwell, the major benefactor of the hotel project, was instrumental in permanently locating the State Fairgrounds in Sedalia.¹² The Fair began its annual summer festivities in 1900 and continues to operate in Sedalia through the present.

The development of the hotel project was originally sponsored by the Sedalia Chamber of Commerce. The proposition of a new hotel was considered in 1924 soon after it was announced that Sedalia was to be the intersection of two national highways, Highway 50 running east-west and Highway 65 running north-south. Nothing substantial was accomplished in the hotel campaign until late in 1925 when one of the city's leading citizens, John Homer Bothwell, offered a gift to the city which allowed for the construction of both a modern hotel and a community hospital.¹³

John Bothwell was considered one of the foremost lawyers in Missouri and was also "a conspicuous figure in Missouri in an industrial, financial and political way."¹⁴ With foresight into future development in St. Louis, Mr. Bothwell founded the West St. Louis Water & Light Company in 1902. He was very active in Pettis County politics acting as assistant prosecuting attorney for four years and later as judge of the circuit court. He was closely identified with the Republican politics of Missouri and was a likely nominee for governor in 1904. Sedalia was his home from 1871 until his death in 1929. His name is "closely associated with the progress of Sedalia, for his influence and generosity have helped to mark stepping stones in the growth of the city he loves so well."¹⁵ He was a major local landowner with holdings including the Bothwell Lodge, built in 1879 as his county retreat, was president of the Sedalia National Bank, and provided gifts to the City which enabled the construction of a school, a hospital and the hotel.

Mr. Bothwell was most interested in providing for modern hospital facilities in the community but he realized that a first class hotel to house patients' families, as well as to accommodate the downtown courthouse and business community was a parallel need. Similarly, during this period the community was being criticized for inadequate lodging accommodations for State Fair visitors so there existed a general consensus on the need for hotel modern facilities. Mr. Bothwell proposed a plan in which he would give \$50,000 to begin construction of the hotel contingent upon the purchase by local citizens of an additional \$144,000 worth of stock in the hotel. A hotel committee made up of prominent

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businessmen and citizens was formed which worked with the H.L. Stevens Company of Chicago and the Hockenbury System, Inc. of Harrisburg, Pennsylvania (the largest community hotel fundraiser in the country at that time) to discuss plans for financing, constructing, managing, and operating the hotel. A stock selling campaign was organized and in March 1926, within two weeks of beginning their campaign, a total of \$226,600 had been subscribed by local citizens in the hotel project.¹⁶

On April 18, 1926, the hotel committee filed for incorporation as the Community Hotel Company of Sedalia, Missouri. Additional funding was secured from the Commerce Trust Company so that the final cost of the hotel construction amounted to \$410,000. This highly acclaimed and "absolutely fireproof" structure formally opened on June 10, 1927. The community continued to own the hotel until 1953. The local newspaper praised the Bothwell as a "magnificent hostelry", "one of the finest in the state of Missouri", and offering "everything that bespeaks the new, the cosmopolitan, the elite in accommodations."¹⁷ Grand opening celebrations included an elaborate banquet and a ball.

The hotel opened under the management of John S. Sweet of the Sweet Hotels Company which operated a network of midwestern commercial hotels of the character of the Bothwell. By 1930 Sweet hotels included; the Kansan and Capitol in Topeka, the Savoy in Kansas City, the Tioga Inn in Chanute, and the Osage in Arkansas City, Kansas; the Tiger in Columbia (NR listed), the Hotel Missouri in Jefferson City (now gone), and the Hotel Bothwell in Sedalia.

The hotel project was integrally tied in with the development and maintenance of the John H. Bothwell Memorial Hospital. In 1926, John Bothwell established a Hospital Trust Fund of \$150,000 of which \$100,000 was a cash gift and the additional \$50,000 was to be invested in preferred stock of the Community Hotel Company of Sedalia, Missouri. This stock amounted to 500 shares which over time have paid dividends of over \$45,000 to the hospital board of the City of Sedalia for use and maintenance of the hospital. A centennial history of Sedalia states,

"In that approximately one-fourth of the dividends (from hotel stock) are paid to a city owned hospital, it may be said that indirectly the city is the beneficiary of approximately one-fourth interest in the hotel. In making this provision for the trust fund to assist in the maintenance of the hospital, Mr. Bothwell demonstrated much wisdom and his name will be perpetuated as one of the true benefactors of the city."¹⁸

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The first floor of the hotel, with its commercial storefronts, played a significant role in the commercial activity of the community. Services to hotel customers were emphasized in its early history with such enterprises as a "Drugless drugstore," a shoeshine parlor, a beauty parlor, a billiard room, a barber shop, and a hat shop in addition to the coffee shop and cafe.¹⁹ Throughout its history a variety of shops and restaurants have occupied the Bothwell storefronts. A restaurant and bar currently operate in the hotel storefronts.

The Bothwell is representative of the foresight of commercial hotel sponsors in hoping to capitalize upon the increasing American custom of conventions - assembling representatives of political, commercial, professional, avocational, learned and other groups from afar for two or more days of intensive meetings. From its outset the hotel made a major contribution to the local economy by offering fine accommodations, large banquet rooms, easy highway and rail access, and regional tourist sites for attracting conventions. By the 1950's, conventions were responsible for over one third of the yearly room occupancy of American hotels.²⁰

During the 1930's the commercial development of Sedalia came to a standstill. The Citizens National Bank closed in 1931 as a result of the Depression, and most of the other financial institutions followed suit. The Depression also forced the hotel company to grant a moratorium of rent to the lessee of the Bothwell in order to keep the business alive.²¹ Very little significant commercial construction occurred in the community during and after the Depression.

Throughout its history the Bothwell has been the focus of community social life hosting weddings, civic and political meetings, banquets, and club meetings. Famous people including Harry Truman, Jack Oakie, the movie star, Gene Autry, and Sally Rand, the famous fan dancer who appeared in shows at the State Fair, were all well-known Bothwell patrons.²² A wide variety of conventions have been held in the beautiful banquet room of the hotel. Travelling businessmen and tourists chose the Bothwell as the largest and most luxurious hotel in the Pettis County region. Unlike many historic hotels in small communities, the Bothwell currently continues in use as a hotel operation.

¹Lattin, p. 7.²Ibid., p. 8.³Ibid., p. 8.⁴Ibid., p. 9.

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⁵Ibid., p. 10.

⁶Boorstin, p. 142.

⁷Gabriel, p. 280

⁸Lundberg, p. 51

⁹Sexton, pp. 186-193.

¹⁰Christopher, p. 9.

¹¹The Sedalia Democrat, June 9, 1927.

¹²Richards, p. 1.

¹³The Sedalia Democrat, June 9, 1927.

¹⁴The First One Hundred Years, p. 72.

¹⁵The Sedalia Democrat, June 9, 1927.

¹⁶Ibid.

¹⁷Ibid.

¹⁸The First One Hundred Years, p. 77.

¹⁹The Sedalia Democrat, June 9, 1927.

²⁰Boorstin, p. 143.

²¹The First One Hundred Years, p. 76.

²²Central Missouri News, June 24, 1987.

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APPENDIX ONE

MISSOURI COMMERCIAL HOTELS1930 Redbook listings of hotels with \geq 75 rooms (excluding St. Louis and Kansas City)

| <u>City</u> | <u>Population</u> | <u>Hotel Name</u> | <u>Number Rooms</u> | <u>Notes</u> |
|----------------------|-------------------|---------------------|-------------------------|---|
| Boonville | 5,700 | Frederick | 80 | NR |
| Cape Girardeau | 14,400 | Idan-Ha | 112 | Ineligible |
| | | Marquette | 81 | Positive SHPO Eligibility Assessment |
| Carthage | 10,500 | Drake | 75 | NR District |
| Chillicothe | 6,772 | Leeper | 105 | |
| | | Strand | 90 | |
| Clinton | 5,098 | Bush | 100 | |
| Columbia | 10,700 | Daniel Boone Tavern | 150 | |
| | | Tiger | 150 | NR |
| Excelsior Springs | 4,500 | Elms | 250 | NR |
| | | Royal | 150 | Ineligible |
| | | Snapp | 150 | |
| Hannibal | 20,000 | Mark Twain | 100 | NR District |
| | | Windsor | 80 | |
| Hollister | 500 | Grandview | 110 | |
| Independence | 12,900 | Marquette | 112 | |
| Jefferson City | 16,100 | Central | 80 | |
| | | Madison | 100 | |
| | | Missouri | 150 | Ineligible |
| Joplin | 29,902 | Connor | 400 | Gone |
| | | Keystone | 160 | |
| Kirksville | 10,000 | The Travelers | 90 | Ineligible |
| Louisiana | 6,000 | Wahl | 75 | NR District |
| Mexico | 6,013 | Hoxsey and Alamo | 160 | Gone |
| Moberly | 14,100 | Merchants | 120 | |
| Nevada | 7,139 | Mitchell | 75 | |
| Poplar Bluff | 10,000 | Ducker | 125 | |
| St. Joseph | 75,500 | Jerome | 78 | |
| | | Metropole | 96 | |
| | | Robidoux | 250 | Gone |
| | | St. Francis | ? | |

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| | | | | |
|----------------|--------|---------------|------------|------------|
| | | St. Joseph | 220 | |
| | | Woodland | 75 | |
| Sedalia | 23,000 | Bothwell | 150 | Pending NR |
| | | Terry | 250 | Gone |
| Siloam Springs | 100 | Pinebrook Inn | 75 | |
| Springfield | 66,000 | Colonial | 250 | Ineligible |
| | | Greene Tavern | 100 | |
| | | Kentwood Arms | 100 | DOE |
| | | Marquette | 75 | |
| | | Metropolitan | 125 | |
| | | Ozarks | <u>100</u> | |
| | | TOTAL | 42 | HOTELS |

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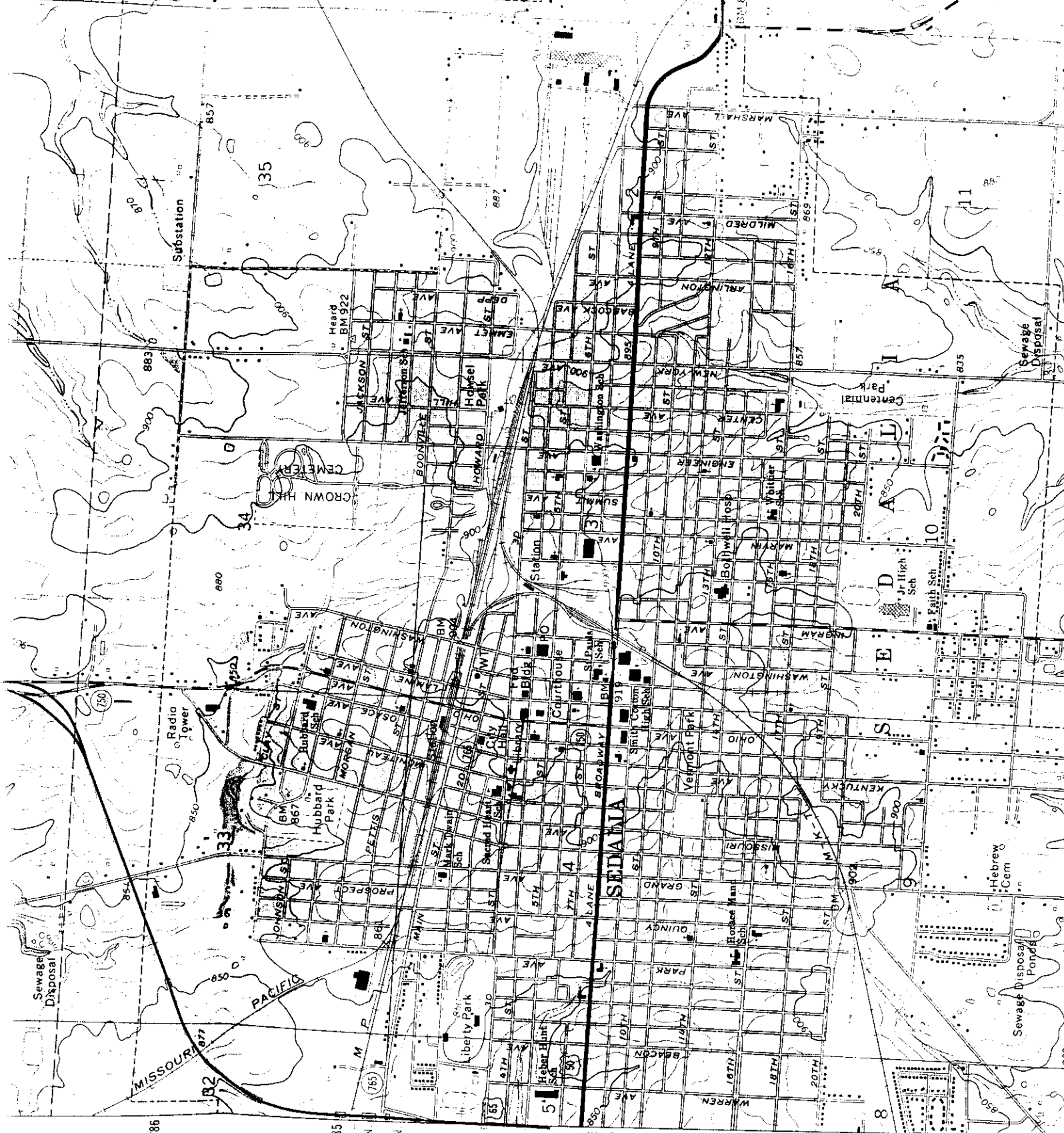
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N

HOTEL BOWENWELL

4th + Ohio
Sedalia, Mo

480230mE 4234200mN

4286

4285

T. 46 N

T. 45 N

42'30"

WARRENSBURG 27 MI.
DRESDEN 6 MI.

4283

7361 III NE
(SEDAIA WEST)

HOTEL BOTHWELL

SEDALIA, MISSOURI

KAREN L. KUMMER / DANA L. PRATT

Nov. 9, 1988

The URBANA Group

North View

#1



HOTEL BOTHWELL

SEDALIA, MISSOURI

KAREN L. KUMMER / DANA L. PRATT

Nov. 9, 1988

The URBANA Group

Northeast View

#2



HOTEL BOTHWELL

SEDALIA, MISSOURI

KAREN L. KUMMER/DANA L. PRATT

Nov. 9, 1988

The URBANA Group

North west View

#3



HOTEL BOTHWELL

SEDALIA, MISSOURI

KAREN L. KUMMER / DANA J. DEAN

Nov. 9, 1988

The UREANA Group

Southwest View

#4



HOTEL BOTHWELL

SEDALIA, MISSOURI

KAREN L. KUMMER / DANA L. PLATT

Nov. 9, 1988

The URBANA Group

Dining Room Detail

#5



HOTEL BOTHWELL

SEDALIA, MISSOURI

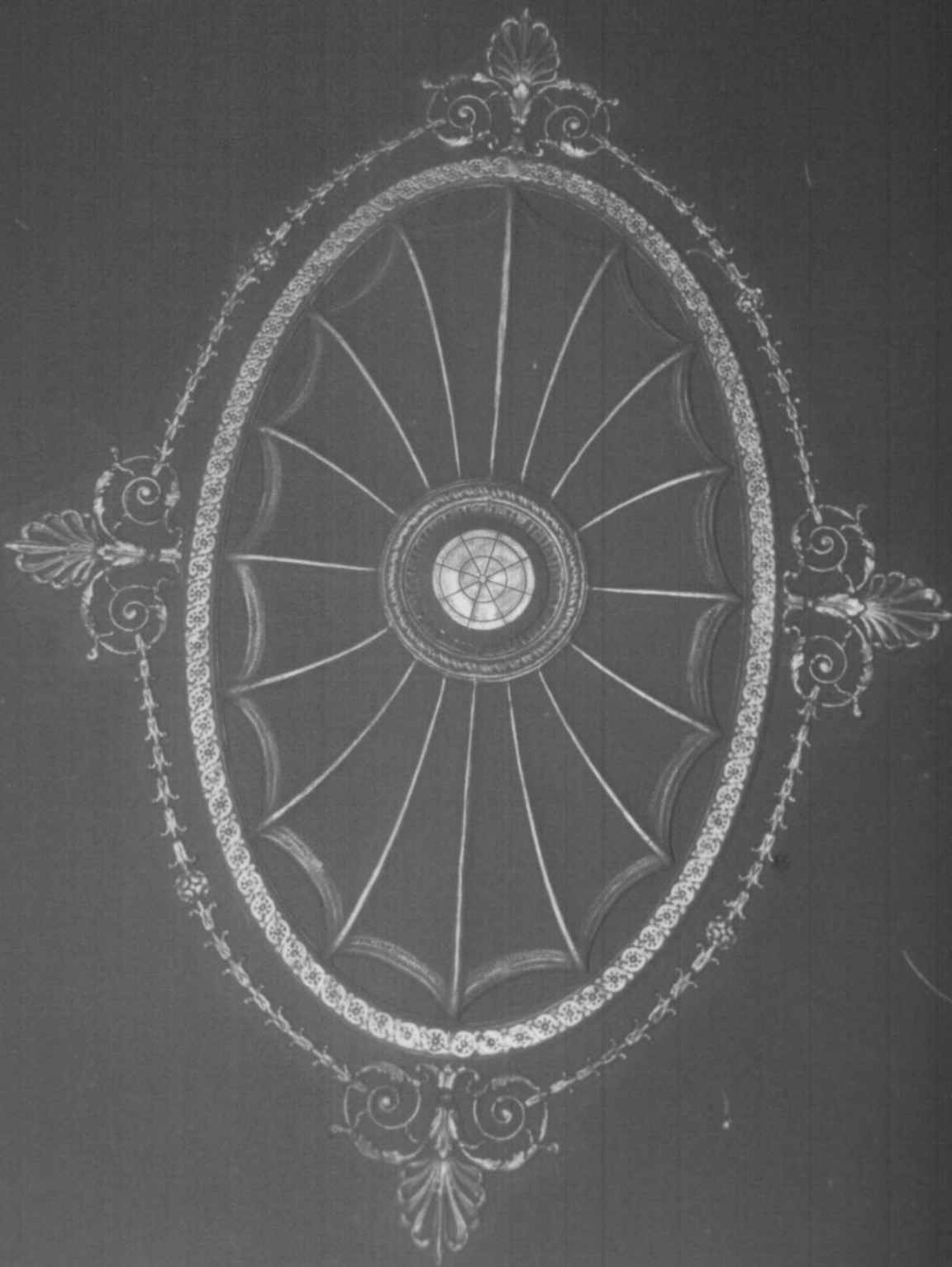
KAREN L. KUMMER / DANA L. PRATT

Nov. 9, 1988

The URBAN7 Group

Mezzanine Ceiling

#6



EXTRA
PHOTOS





Sign



SE Corner



Front door



East side / Parking Area



SW Corner



South Side





SE Corner



SE Corner





