

# CULTURAL RESOURCES REPORT COVER SHEET

Author: Artifacts Consulting, Inc.

Title of Report: Downtown Walla Walla Intensive-Level Survey

Date of Report: August 2017

County(ies): Walla Walla Section: 20, 29 Township: 7 Range: 36 E

Quad:        Acres: 40

PDF of report submitted (REQUIRED)  Yes

Historic Property Inventory Forms to be Approved Online?  Yes  No

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

TCP(s) found?  Yes  No

Replace a draft?  Yes  No

Satisfy a DAHP Archaeological Excavation Permit requirement?  Yes #  No

Were Human Remains Found?  Yes DAHP Case #  No

DAHP Archaeological Site #:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



# Downtown Walla Walla INTENSIVE-LEVEL SURVEY



---

Artifacts Consulting, Inc.  
401 Broadway, Suite 301  
Tacoma, WA 98402

---

August 2017

City of Walla Walla



Prepared by Artifacts Consulting, Inc. for the City of Walla Walla Development Services Department  
and Historic Preservation Commission

Published August 2017

Cover images: Main Street Arch, preparing for President Rutherford B. Hayes' visit, 1880 (upper); Mill Creek Bridge. View to the west at First and Main, 1886 (lower left); View to the west at First and Alder, taken by Tolton & Ferney, ca. 1900 (lower right). All images courtesy Whitman College and Northwest Archives.

# TABLE OF CONTENTS

<b>1. Introduction</b>	<b>5</b>
Executive Summary	5
Credits and Acknowledgments	6
List of Maps and Tables	7
Project Background	8
<b>2. Research Design</b>	<b>9</b>
Survey Area	9
Objectives	11
Expectations	12
Survey Methodology	13
Integration with Planning Process	14
<b>3. Historical Overview</b>	<b>17</b>
Historical Development	17
<b>4. Survey Results and Recommendations</b>	<b>29</b>
Findings	29
Recommendations	44
Financial Tools	45
<b>5. Appendix</b>	<b>49</b>
Bibliography	49
Maps	51

THIS PAGE LEFT INTENTIONALLY BLANK

# 1. Introduction

---

## EXECUTIVE SUMMARY

Walla Walla, delightfully nicknamed “the town so nice they named it twice,” has a strong, historic downtown commercial core.<sup>1</sup> Historic, well-designed buildings are home to an exciting mix of restaurants, wine tasting rooms, and retail shops making downtown Walla Walla a destination for residents and tourists alike. The thriving wine and tourism industry in the city and surrounding region encourage continued investment in the downtown, which owes much of its charm to the mix of historic buildings. The 1984 formation of the Downtown Walla Walla Foundation and its adoption of the Main Street approach has been critical to the success and revitalization of downtown Walla Walla. Key rehabilitation projects throughout the downtown, some of which have utilized historic property financial incentives, have helped the downtown retain its unique and significant character.

The City of Walla Walla hired Artifacts Consulting, Inc., a historic preservation consulting firm, to conduct an intensive-level historic property survey in downtown Walla Walla. This intensive-level effort builds off a previous reconnaissance-level survey, completed in 2008. The 2008 survey identified a potential National Register of Historic Places (NRHP) historic district within downtown Walla Walla. This potential district formed the project area for this intensive-level survey. Ultimately, Artifacts agreed with the 2008 survey recommendation that a potential NRHP historic district exists within downtown Walla Walla, but field work and property research revealed a smaller district than initially anticipated (see map 2.1) with 1869-1928 as the recommended period of significance. The period of significance begins with the year of construction for the oldest extant building (Brechtel Building, 1869) and ends with the completion of the Marcus Whitman Hotel (1928). In addition to the potential historic district, Artifacts identified several buildings within the survey area which appear to be individually eligible for listing in the NRHP due to their association with local history, embodiment of architectural styles, and integrity.

This report, which summarizes the efforts surrounding the intensive-level historic property survey in downtown Walla Walla, is divided into four sections followed by an appendix.

1. **Introduction.** This first section provides a brief introduction to the project’s background, summarizes the project area, and identifies the project team.
2. **Research Design.** This section covers the objectives of the survey and the survey team’s methodology. It outlines the initial expectations of the survey team and provides a detailed description of the survey area. This section also describes how the survey integrates with the planning process.
3. **Historical Overview.** This section provides an historical overview of the survey area, organized by development periods.
4. **Survey Results and Recommendations.** This section describes the results from the survey, summarizing the development periods and associated architectural styles and outlining survey team recommendations of individual and district National Register of Historic Places (NRHP) eligibility. This section also provides a list of development trends observed by the survey team. The section concludes with recommendations addressing the next steps in utilizing the data collected for this project.
5. **Appendix.** The appendix includes the bibliography for the report and additional maps illustrating eligibility recommendations and potential financial incentive use.

---

1. Entertainer Al Jolson allegedly referred to Walla Walla as “the town so nice they named it twice” after visiting.

---

# CREDITS AND ACKNOWLEDGMENTS

The Downtown Walla Walla Intensive-level Survey has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the City of Walla Walla. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, nor do the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or DAHP.

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

Artifacts is grateful for the help and support from the following individuals and organizations: Melissa Shumake, Planner with the City of Walla Walla, for serving as the point-of-contact and helping our team coordinate with the city; Kammy Hill, City Clerk, for pulling documents from the city archives for incorporation in the survey report; the Downtown Walla Walla Foundation for the use of their office space during field work; Melissa Salrin, Archivist and Special Collections Librarian, with the Whitman College and Northwest Archives for her invaluable help with historic property and photograph research; and the staff at the Walla Walla Public Library for use of their research room.



Blalock Engine and Wagons. View to the west at First and Main, 1890. Whitman College and Northwest Archives.

# LIST OF MAPS AND TABLES

## Maps

Map 2.1	Survey Area	10
Map 4.1.	Development Periods	31
Map 4.2.	Individual Eligibility	32
Map 4.3.	District Potential and Concentration Areas	36
Map 4.4.	District Eligibility	39
Map 4.5.	Economic Incentives	47
Map 5.1.	Decades of Construction	51
Map 5.2.	1952 Aerial View	52
Map 5.3.	1957 Aerial View	53
Map 5.4.	1964 Aerial View	54
Map 5.5.	1976 Aerial View	55

## Tables

Table 2.1.	Listed Properties (as of March 2017)	10
Table 4.2.	Potentially Individually Eligible Properties (as of March 2017)	33
Table 4.3.	Historic District Potential	37
Table 4.4.	District Property Status	40
Table 4.5.	Economic Incentives Use	46

## Abbreviations

The following abbreviations are used within this report:

- NRHP: National Register of Historic Places
- WHR: Washington Heritage Register
- WWRHP: Walla Walla Register of Historic Places
- DNE: Determination of Non Eligibility
- DAHP: Department of Archaeology and Historic Preservation
- FITC 10: 10% Federal Investment Tax Credit
- FITC 20: 20% Federal Investment Tax Credit
- SPV: Special Valuation



## PROJECT BACKGROUND

This intensive-level survey of downtown Walla Walla historic properties is centered around the city's historic downtown commercial core and included over 70 properties over 40.5 acres. The survey was initiated by the City of Walla Walla to enhance their knowledge of downtown historic properties and better determine National Register of Historic Places eligibility.

This project was undertaken by staff from Artifacts Consulting, Inc. staff, including Spencer Howard, Katie Pratt, and Susan Johnson, with assistance from Caitlin Shain. All team members hold master's degrees in historic preservation and meet the Secretary of the Interior's Professional Qualifications for Architectural History as outlined by the National Park Service and published in the Code of Federal Regulations, 36 CFR Part 61. Spencer Howard served as project manager, participated in field work, assembled maps in GIS, and wrote the survey findings and recommendations. Katie Pratt participated in field work, conducted archival research, wrote the research design and historical overview, and pulled all the report elements together into the final report. Susan Johnson participated in field work, assisted with property research, wrote the individual physical descriptions and significance statements, and completed all data entry for the inventory forms. Caitlin Shain assisted Artifacts with the individual property research for the historic property inventory forms.

All the inventory forms and the survey report are available through the Washington State Department of Archaeology and Historic Preservation's (DAHP) online database, the Washington Information System for Architectural and Archaeological Records Data (WISAARD). The City of Walla Walla also maintains copies of the survey report and historic property inventory (HPI) forms, in digital format. A copy of the survey report was sent to the Whitman College and Northwest Archives.



2017 view looking at the intersection of E Main Street and 1st Avenue. Courtesy Artifacts Consulting, Inc.



2017 view looking at the cornice and bracket details on the building at 2 E Main Street. Courtesy Artifacts Consulting, Inc.

## 2. Research Design

---

The research design addresses the survey area, objectives, expectations, and methodology involved in the survey and inventory process, as well as how the survey integrates with the local planning process. This study addresses only built environment properties; no evaluation of pre-historic or historic archaeology was conducted as part of this study. All work followed the *Washington State Standards for Cultural Resource Reporting* (2015) and the National Register Bulletin *Guidelines for Local Surveys: A Basis for Preservation Planning* (rev. 1985).

### SURVEY AREA

The survey area is located in downtown Walla Walla, within the city of Walla Walla in Walla Walla County in the Walla Walla quadrangle. The survey area was previously identified as a potentially eligible National Register of Historic Places (NRHP) historic district in a 2008 reconnaissance level survey of a much larger area within downtown Walla Walla. The survey area is largely bounded by S. Third Avenue to the west, E. and W. Sumach Streets to the north, S. Colville Street to the east, and E. and W. Poplar Streets to the south. The survey area protrudes out beyond this primary boundary to include:

- The city block bounded by W. Alder Street, S. Third Avenue, W. Poplar Street, and S. Fourth Avenue
- The northwestern half of the city block bounded by W. Poplar Street, S. Second Avenue, W. Birch Street, and S. Third Avenue
- The city block bounded by E. Poplar Street, S. First Avenue, E. Birch Street, and S. Second Avenue

The survey area jogs in from this primary boundary to exclude

- A vacant lot in the east quadrant of the city block bounded by E. Alder Street, S. Colville Street, E. Poplar Street, and S. First Avenue
- The city block bounded by E. Rose Street, N. Colville Street, E. Main Street, and S. First Avenue

The survey area included properties greater than 50 years of age but does not include properties which are already listed in the NRHP. “Map 2.1: Survey Area” on page 10 illustrates the project area boundaries, properties surveyed, and the survey results.

The survey area includes the following Townships, Ranges, and Sections:

- Township 07, Range 36E, Section 20
- Township 07, Range 36E, Section 29

There are several properties within the survey area that are listed in the NRHP and Washington Heritage Register (WHR). The NRHP-listed and WHR-listed properties along with the Walla Walla Register of Historic Places (WWRHP) within the survey area are included in “Table 2.1 Listed Properties.”

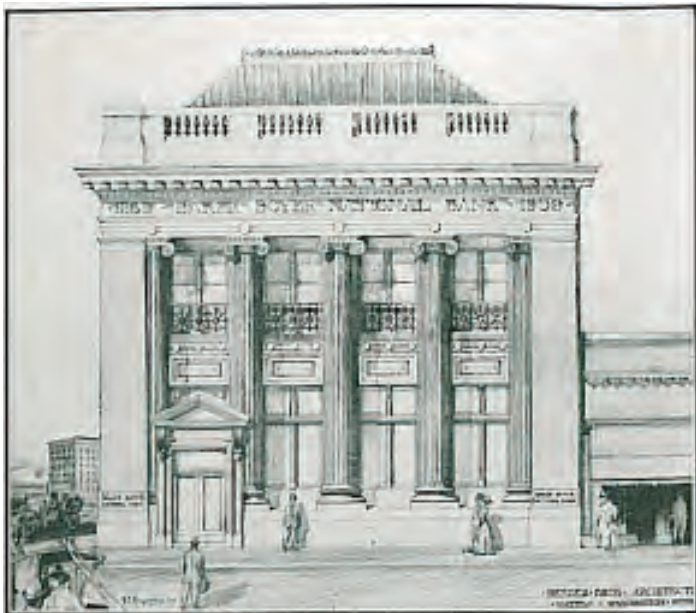
The following properties have a Determination of Non-Eligibility (DNE) for the NRHP by DAHP. However, the determinations are more than 5 years old and eligibility should be reassessed.

- Pantorium Cleaners and Dye Works (18-20 N 2nd Ave): 102009-29-FHWA determined on 3/29/2010
- Copeland Building (129-131 E Alder St): 102009-29-FHWA determined on 3/29/2010
- O’Donnel, W., Hardware (22 W Main St): DNE 2008 in the scanned file



### Map 1.1. Survey Area

The above map shows the survey area, outlined with a dashed gray line. The blue shaded area indicates properties added to the project once the survey began. These were not part of the original scope.



Ca. 1910 proposed sketch for the Baker Boyer Bank, by Beezer Brothers, Architects. Courtesy of Walla Walla: The Garden City, Whitman College and Northwest Archives.

TABLE 1.1. LISTED PROPERTIES (AS OF MARCH 2017)

REGISTER NAME	YEAR BUILT	LISTED DATE	LISTING NUMBER	ADDRESS	REGISTER STATUS
Walla Walla Armory/Arcadia Dance Hall	1882	NA	NA	27-33 E Main St	Removed from Listing
Baumeister, Max, Building	1889	2000-11-22	00001448	25-27 W Main St	NRHP, WHR
Westside Building	1890	NA	NA	51-53 E Main St	WWRHP
McDonald's Feed & Sales Stable	1905	NA	NA	126 W Poplar St	WWRHP
Garden City Buildings (*2 buildings on same nomination)	1906, 1921*	NA	NA	119, 123-125 W Alder St	WWRHP
Gardner Building	1911	NA	NA	30 W Main	WWRHP
US Post Office -- Walla Walla Main	1914	1991-05-30	91000660	128 N 2nd Ave	NRHP, WHR
Liberty Theater - Walla Walla	1917	1993-04-29	93000358	50 E Main St	NRHP, WHR
Pantorium Cleaners and Dye Works	1922	NA	NA	18-20 N 2nd Ave	WWRHP
C. J. Breier Building	1926	NA	NA	57-61 E Main St	WWRHP
Marcus Whitman Hotel	1928	1999-11-30	99000921	107 N 2nd Ave	NRHP, WHR

Previous documentation within the survey area encompasses many historic property inventory forms and associated survey reports. There are 72 properties within the survey area that have been previously surveyed and have inventory forms in WISAARD. There have been 2 reports generated related to properties within the survey area: *Reconnaissance Level Historic Property Survey of Downtown Walla Walla, Washington* (2008) and *Cultural Resources Assessment: Rose Street – 2nd Avenue to Palouse Street and Alder and Rose Streets Pedestrian Crossing Projects* (2010). The 2008 reconnaissance level survey identified the current survey area as a potential NRHP historic district. The 2010 cultural resources assessment addressed potential impacts to cultural resources under Section 106 of the National Historic Preservation Act and was in response to street and pedestrian crossing improvements. Six properties were surveyed as a result of the 2010 report.

## OBJECTIVES

The objective of this survey project is to provide intensive-level documentation on properties within a potential NRHP historic district. The research and recommendations resulting from this survey will be key in developing content for a district nomination, refining the potential boundaries, and a first step in public education and outreach.

This survey directly relates to goals and action strategies outlined in *Getting the Future Right – The Washington State Historic Preservation Plan: 2014-2019*. Specifically, this survey supports the following goal:

- Goal 3. Strengthen policies and planning processes to enhance informed and cross-disciplinary decision-making for managing cultural and historic resources.<sup>1</sup>

This survey supports the following Washington State Historic Preservation Plan (2014-2019) goals. Specifics on how each goal is supported follow in **bold** after each of the action strategies for that goal.

Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.

1. Berk Consulting and Brum and Associates. *Getting the Future Right: Washington State Historic Preservation Plan 2014-2019*. Department of Archaeology and Historic Preservation, 2014.

- A. Create new and enhance existing incentives for historic preservation. **This project connects register eligibility potential and date of construction of surveyed properties with the applicable financial incentives to facilitate the identification of incentives for property owners.**
- B. Increase awareness of the community and economic benefits of preservation. **Public meetings conducted as part of this project supported increased community awareness. Presentations included a discussion of applicable financial incentives and economic benefits of listing historic properties.**
- C. Promote cultural and heritage tourism. **The background collected on individual buildings and the downtown provide a resource to support marketing copy for heritage tourism. The promoting of historic district listing encourages and supports the retention of historic buildings in downtown Walla Walla that contribute directly to the national cultural and heritage tourism draw of Walla Walla.**
- E. Enhance local program support. **This project provides direction for potential district listing and the use of financial incentives that can be immediately utilized by City staff.**

Goal 2. Engage a broad spectrum of the public in preservation; Improve access to information.

- A. Improve and expand information about preservation. **Public meetings conducted as part of this project supported the increased sharing of information about preservation.**

Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.

- A. Position historic preservation to be more fully integrated into land use decision-making processes. **This project tracked recommendations in GIS and provided these layers to the City for broader planning use.**

The results from this survey will create a more detailed narrative about historic properties in downtown Walla Walla. Artifacts' use of GIS mapping allows this new information to be visually communicated and included within the city's GIS library.

## EXPECTATIONS

As this survey expanded upon previous and recent survey work, Artifacts anticipated the number of eligible properties to largely align with the consultant's recommendation from the *Reconnaissance Level Historic Property Survey of Downtown Walla Walla, Washington* (2008). Given the deeper research into individual properties for intensive level surveys, we anticipated our research would produce a greater number of historic register eligible properties, as Artifacts will be able to better assess significance under criteria A and B. We expected to survey predominately commercial buildings dating from the first few decades of the 20<sup>th</sup> century with some properties constructed both before and after that period. The survey area encompassed the core of downtown Walla Walla and we expected to see a significant concentration of properties eligible to the NRHP.

# SURVEY METHODOLOGY

Artifacts' methodology for survey work relies on archival research, field work, data entry, GIS mapping, and public participation.

## ARCHIVAL RESEARCH

Artifacts staff began their historic research by first identifying and collecting the NRHP nomination forms for NRHP-listed properties within the survey area. These nomination forms provided overview history for downtown Walla Walla and potential development patterns within the neighborhood. Nearby Whitman College maintains an archive and has photographs and documents within its collection related to Walla Walla's history, including city directories, newspapers, historic postcards, lithographs, and other historic publications. Many of these records were already digitized, but Artifacts conducted a research visit to supplement the digital records. The holdings of the Whitman College and Northwest Archives comprised much of the primary source materials used in developing the historic context and individual property histories. Other repositories referenced include the Walla Walla Public Library, Washington State Archives, Washington State Historical Society, Spokane Public Library, Northwest Museum of Art and Culture Archives, and Washington State University Libraries: Manuscripts, Archives, & Special Collections.



Ca. 1910 view of the Baker Boyer Bank (left) and a 2017 view of the bank. Historic image courtesy Whitman College and Northwest Archives. Contemporary image courtesy Artifacts Consulting.

## FIELD WORK

Field work was completed by two Artifacts staff members, working from a GIS base map developed for the field work. Artifacts personnel digitally photographed the buildings (front and alley view), streetscape, and view corridors. Survey forms were completed in the field for each surveyed building, identifying visible architectural characteristics and apparent alterations. Character-defining features were noted for surveyed building. Initial eligibility recommendations were made and noted on the field forms.

## DATA ENTRY

Information collected from the archival research and field work was compiled and entered into inventory forms in WISAARD. The inventory forms include all the information required for an intensive level survey plus a list of character-defining features.

## GIS MAPPING

An initial map was made in GIS for field work. Historic maps, particularly Sanborn Fire Insurance maps, were overlaid on a contemporary aerial view of the survey area to assess changes to the downtown core over the years and understand development periods. Following the completion of field work and archival research, Artifacts staff made final recommendations on NRHP eligibility for each surveyed property. These findings are available within this report but each property was also tagged with these recommendations within GIS. This provides maps to illustrate the survey area and results, and it is also an easily accessible dataset for the City.

## PUBLIC PARTICIPATION

Artifacts met with City of Walla Walla Development Services staff prior to field work and coordinated with the Historic

Preservation Commission to receive feedback from the commission and public.

The project completed two public meetings, both through the Walla Walla Historic Preservation Commission. The first meeting addressed the scope of an intensive level survey, the survey process, draft findings, and financial incentive tools. The goal of this meeting was to raise awareness for the project and receive edits and an early stage to determine if any key resources had been overlooked or if there were questions on eligibility recommendations. The second meeting provided a revised final report and outlined the next steps based on the project recommendations.

## INTEGRATION WITH PLANNING PROCESS

The condition of historic buildings and business activity level in downtown Walla Walla convey a high level of historic preservation activity in the community and how the City, Walla Walla Historic Preservation Commission, the Downtown Walla Walla Foundation, and other community groups can work together.

This survey completes the Historic Preservation Commission's phase II downtown inventory goal and defines a core downtown Walla Walla historic district, potential local register extension areas, additional block level historic districts, and potentially individually eligible properties.

This survey supports the following goals and objectives of the 2008 Walla Walla Urban Area Comprehensive Plan.

- Goal 1 Walla Walla will... seek wholeness through inclusivity and connectedness in the economic, social and natural environments
  - » Objective 2. To ensure compatibility among land uses
- Goal 2 Walla Walla will... seek ways to celebrate and preserve its unique character while adapting to change
  - » Objective 1. To preserve historic areas and buildings and to identify unique areas of the City for preservation
  - » Objective 2. To preserve and interpret the history and culture of the Walla Walla Valley within the context of the present so the impacts of development are more fully understood
  - » Objective 3. To build partnerships to support the arts, culture and preservation activities
  - » Objective 4. To encourage public participation in planning and implementation
  - » Objective 5. To promote, support and celebrate neighborhoods
- Goal 3 Walla Walla will... seek unity through strong linkages between the City and County, Region and beyond
  - » Objective 3. To incorporate urban design to concentrate development and improve transportation and commuting choices
- Goal 4 Walla Walla will... foster an atmosphere of economic diversity including housing and job development to allow members of the workforce to live here and contribute to the community
  - » Objective 1. To provide an array of sustainable employment and housing choices for all income and age levels
  - » Objective 2. To encourage entrepreneurial opportunities for residents including traditional and telecommunications options and embracing unique live/work spaces and mixed uses
- Goal 5 Walla Walla will... build its future on the foundation of its strong history and culture
  - » Objective 1. To work with land owners and other stakeholders to ensure cultural, archaeological, historic and natural resources are identified, preserved and revitalized in the most appropriate way possible
  - » Objective 2. To establish procedures to protect, preserve and manage cultural, archaeological, historic and natural resources
  - » Objective 3. To interpret cultural, archaeological, historic and natural resources so residents will better understand their importance and the need to preserve and revitalize them
  - » Objective 4. To preserve and enhance Walla Walla's appealing urban character through superior design, responsible stewardship and application of sustainability principles
- Goal 6 Walla Walla will... protect and enhance its natural environment for the safety and enjoyment of this generation and those that follow
  - » Objective 2. To work in partnership on a regional basis to coordinate future development efforts, ensure appropriate growth patterns and enhance the character of the City

This survey supports the following policies of the 2008 Walla Walla Urban Area Comprehensive Plan. References to which specific goals and objectives are supported are in **bold**, along with discussion of how the survey supports the Comprehensive Plan.

**2.3.5 Community Character: the individual form data, including eligibility recommendations and character-defining features list provide a tool set supporting the following policies.** Following through on National Register of Historic Places district(s) listing would directly support CC Policy 7 without placing any restrictions on what property owners can do with their properties. A district nomination would both acknowledge the significant visual character of the buildings, their contribution to the city's development and heritage, and enable property owners to access financial incentives directly supporting the ongoing maintenance and rehabilitation of the buildings.

- CC Policy 1. The pattern of development in Walla Walla should conform to the Comprehensive Plan and Future Land Use Plan to preserve the character of the community as it grows and expands (**Goal 1, Objective 1**)
- CC Policy 2. Neighborhood development should reinforce and be guided by the character of the existing land use patterns and architectural styles (**Goal 1, Objective 2; Goal 5, Objective 4**)
- CC Policy 3. Preservation districts should be established, and inventories compiled of buildings that are potentially significant on their own or possess contributing status to preservation districts (**Goal 2, Objective 1**)
- CC Policy 7. The City's appearance is critical to its vitality, and property maintenance regulation should be at the forefront of the effort to maintain the City's beauty (**Goal 5, Objective 1**)

**2.3.9 Population & Housing:** there are underutilized upper floors in several historic buildings within the survey area. Listing of these buildings would make available financial incentives to property owners and provide a demonstrated community heritage value through retention and activation of the property for residential use that could support public/private partnerships. This would build on previous work (2013) by the City and Downtown Walla Walla Foundation encouraging residential use of these spaces through an informational handbook. **The transition area between Alder and Poplar with a small portion between S 1<sup>st</sup> Street and S 2<sup>nd</sup> Street through to Birch provides opportunities for development of affordable apartment types that support the historic role of this area as a transition space between the downtown core and the adjacent residential neighborhood. Likewise, the potential district extension areas A1-A4 provide similar opportunities for increasing residential density to support street level businesses.**

- P & H Policy 2. Development of affordable and diverse housing types should be encouraged especially encouraging the use of present under-used housing stock. These include, but are not limited to, single-family homes, multi-family homes, townhouses, apartments, manufactured homes and condominiums (**Goal 4, Objective 1**)
- P & H Policy 8. Infill development within the incorporated City should be encouraged and, when the capacity of local public services is limited, residential development preference should be given to housing that is denser and/ or multi-family (**Goal 6, Objective 2**)

**2.3.10 Economic Vitality:** transition areas provide opportunities for local entrepreneurs, public-private partnerships, and activation of vacant properties supported by financial incentives for historic and non-historic buildings. Rehabilitation of existing building stock can often provide lower cost office/work space than new construction, as well as greater lease flexibility. For example, historic buildings can be adaptively reused as co-work spaces, art studios, or low-cost retail start-up space. The Spaceworks program in Tacoma is one model for fostering entrepreneurs and artists through underutilized or vacant buildings. **Buildings identified as vacant in this survey should be reviewed for structural stability and potential for rehabilitation or renovation, with an emphasis on identifying future commercial or live/work use.**



Bird's Eye View of Walla Walla. Created by C.C. Pierce, ca. 1907. Whitman College and Northwest Archives.



- EV Policy 1. Strategies to assist and support local entrepreneurs should be identified and pursued (**Goal 4, Objective 1; Goal 4, Objective 2**)
- EV Policy 5. Opportunities for public-private partnerships to implement development projects should be identified and pursued (**Goal 2, Objective 3**)
- EV Policy 6. Owners of vacant commercial land should be encouraged to actively pursue development that is consistent with the City's vision for the future (**Goal 2, Objective 1; Goal 5, Objective 1**)

**2.3.11 Commercial Retail Community:** the information from this study supports identification of financial incentives for both historic and non-historic buildings that could be utilized by building or business owners to support building improvements related to new or expanding businesses. **The character-defining features and eligibility recommendations in this survey provide baseline data to help inform design review for rehabilitation work on existing buildings.**

- CRC Policy 3. Redevelopment of vacated commercial spaces should be encouraged and incentivized (**Goal 5, Objective 1 and 3**)
- CRC Policy 6. Building demolition for parking development should be prohibited under most circumstances (**Goal 5, Objective 3; Goal 5, Objective 4**)
- CRC Policy 7. The Downtown Master Plan and proposed Downtown Design Standards should be implemented based on a consensus of downtown property owners and businesses (**Goal 2, Objectives 3 and 4**)
- CRC Policy 8. The Downtown is recognized and celebrated as the center of the community and efforts to maintain and continue its revitalization through appropriate development, redevelopment and rehabilitation should be encouraged (**Goal 2, Objective 5; Goal 3, Objective 3**)

**2.3.16 Historic & Cultural Resources:** this project **provides baseline eligibility data to guide the next step of property listing and to inform future planning.** All data is tracked in GIS and provided to the City for integration into the City's GIS system to facilitate sharing of this data with other City departments and for review of development proposals for their potential to impact historic properties. This ongoing cultural resource work supports the City's continued activity as a CLG.

- HCR Policy 1. Support for existing cultural resources should be maintained and or expanded to the greatest extent possible (**Goal 2, Objective 3; Goal 5**)
- HCR Policy 4. Cooperation among the City's cultural agencies should be encouraged for the benefit of all (**Goal 2, Objective 3; Goal 5**)
- HCR Policy 6. Identification, preservation and adaptive reuse of historic structures in the City should be a priority (**Goal 2, Objective 2; Goal 5, Objective 1**)
- HCR Policy 7. The City should maintain its status as a Certified Local Government (**Goal 5**)
- HCR Policy 8. Development proposals that are adjacent to known historic or cultural resources should include measures to protect those resources and to mitigate or repair damage should it occur (**Goal 1, Objective 2; Goal 2, Objective 3; Goal 5, Objective 2**)
- HCR Policy 11. Whenever possible, alternatives to demolition of architecturally significant structures should be identified and implemented, including adaptive reuse strategies and relocation to a central historic village for preservation and interpretation ( **Goal 2, Objective 1; Goal 5, Objective 2**)
- HCR Policy 15. A central location for celebrating the history, culture and diversity of Walla Walla should be founded to connect the existing resources and provide a venue for events and celebrations (**Goal 2, Objectives 2 and 3; Goal 5, Objective 3**)

# 3. Historical Overview

---

The following sections provide an historical overview of the survey area and a discussion of development trends in the downtown core.

## HISTORICAL DEVELOPMENT

### NATURAL SETTING

Located in southeastern Washington, just north of the Oregon-Washington border, the city of Walla Walla is the county seat of Walla Walla County. Walla Walla is in the Walla Walla Valley, which is defined by the Snake River to the north and the Blue Mountains to the east and south. The rolling hills of the Palouse begin just east of Walla Walla and their rich soil supports the region's agriculture. Located in the rain shadow of the Cascade Mountains, Walla Walla has a dry, temperate climate.

The Walla Walla River runs through Walla Walla Valley west of the city before draining into the Columbia River at Wallula Junction. Mill Creek, a tributary of the Walla Walla River, is channelized for almost its entire run through the city, including portions which are completely covered downtown.<sup>1</sup>

### LOCAL HISTORY OVERVIEW – ORGANIZE BY DEVELOPMENT PERIOD

The local history overview is organized into the following development periods:

- **Pre-history to Early Contact.** This period covers the early history of the Cayuse, Walla Walla, and Umatilla peoples and early direct contact with nonnatives
- **1818-1858: Initial Trading and Settlement.** This period covers the establishment of Fort Walla Walla, missionary activity in the region, and early settlement.
- **1859-1889: City Founding, Incorporation, and Early Construction.** This period begins with the formation and platting of the town of Walla Walla. It includes the city's incorporation and first phases of downtown construction and development.
- **1890-1928: Growth and Permanence.** This period covers a period of significant growth for Walla Walla and the majority of its downtown construction projects. This period concludes with the construction of the 11-story Marcus Whitman Hotel, the last prominent building constructed in the downtown before the Great Depression swept the nation.
- **1929 – 1945: Setbacks and New Industry.** This period covers the time between the Great Depression and the end of World War II. During this time, Walla Walla experienced a massive flood, economic hardships due to the depression, and the creation of a new industry with the establishment of the Walla Walla Canning Company.
- **1946 – 1976: Post-War Construction and Population Boom.** This period covers the first 30 years after the end of World War II as veterans returned home and construction and the population boomed.
- **1977 – Present: Winemaking and Revitalization.** This period, which extends to the present, includes the agricultural shift to viticulture in the region and the subsequent impact on downtown Walla Walla's economy.

---

1. "Water Quality Improvement Projects – Mill Creek Area: Multi-parameter," *Department of Ecology, State of Washington*, <http://www.ecy.wa.gov/programs/wq/tmdl/MillCrTMDL.html> (accessed March 1, 2017).

---

## *Pre-history to Early Contact*

The Columbia River region, including the city of Walla Walla, is the ancestral land of the Cayuse, Umatilla, and Walla Walla people (now organized as the Confederated Tribes of the Umatilla Indian Reservation). The Columbia Plateau hosted a wealth of resources that were essential to the life of the Cayuse, Umatillas, and Walla Wallas, including an abundance of fish from the waters of the Columbia, roots, nuts, berries, plants, and a range of wildlife. Fish, particularly salmon, were critical to Columbia Plateau life. The Walla Walla and Umatilla lived along the Columbia River, while the Cayuse lived in the tributary river valleys of the Blue Mountains. The Walla Walla and Umatilla were connected to the Shahaptian speaking people and the Cayuse spoke a language known as Waiilatpuan. Trade was a key element of Columbia Plateau life, particularly due to its location between the Great Plains and the Pacific Coast. The Umatilla, Walla Walla, and Cayuse served a critical role in passing goods between these two regions.<sup>2</sup>

Early contact with nonnatives occurred in the early 1800s and was largely driven by economic factors. President Thomas Jefferson sent Lewis and Clark westward to explore the Pacific Northwest and its vast resources. Their expedition, the Corps of Discovery, first arrived in the Walla Walla Valley in October 1805 and again in April 1806 on their return trip east. The Corps had goods for trade, tapping into the rich trade economy of the Walla Walla people. During the next decade, other nonnatives arrived in the region seeking to benefit from the region's resources, particularly furs.

## *1818 – 1858: Initial Trading and Settlement*

Walla Walla is one of the oldest permanent communities in Washington State, with nonnative settlement in the area dating back to the 1830s and trading posts to the 1810s. The North West Company established a fur trading post, originally named Fort Nez Perce, in 1818 at the confluence of the Walla Walla and Columbia rivers, near present-day Wallula.<sup>3</sup> The fort moved locations in 1821 and was renamed Fort Walla Walla in 1835. The North West Company and Hudson's Bay Company merged in 1821 and became known as Hudson's Bay Company. Fur traders brought goods like steel, knives, pots, pans, and blankets in exchange for furs, particularly beaver pelts. Local bands taxed the goods passing through the trading post to maintain control in their land.<sup>4</sup>

Euro-American settlement in the region increased as the missionaries arrived to convert the local people to Christianity. Newly married Dr. Marcus and Narcissa (nee Prentiss) Whitman arrived in 1836 and, under the authority of the American Board of Missions, established a Presbyterian mission at Waiilatpu, near the Cayuse Pasxa winter village site. Catholic missionaries, Fathers Blanchet and Demers of the Diocese of Quebec, performed some baptisms in the Walla Walla area in 1838 but soon moved on. For the next several years, the missions grew as more missionaries and settlers arrived; the Whitman Mission became an important stop for travelers on the Oregon Trail. However, it soon became clear that there were serious cultural differences between the local tribes and white missionaries. The Whitmans and 12 of their followers were killed by a band of Cayuse, which included some Umatilla and Nez Perce allies, in 1847. There were a number of reasons for the attack, including the mission's non-payment for their property, increasing settlement, fear of Dr. Whitman, and disease



Drawing of Fort Walla Walla at its Wallula location. State Library Photograph Collection, 1851-1990, Washington State Archives, Digital Archives.

2. "History of CTUIR," *Confederated Tribes of the Umatilla Indian Reservation*, <http://ctuir.org/history-culture/history-ctuir> (accessed March 2017). The Confederated Tribes of the Umatilla Indian Reservation website features a rich and lengthy history of their people, customs, and language.

3. Robert A. Bennett, *Walla Walla: A Portrait of a Western Town, 1804-1899* (Walla Walla, WA: Pioneer Press, 1980), 15-17.

4. "History of CTUIR," Confederated Tribes of the Umatilla Indian Reservation.

which had taken nearly half the local tribe's population.<sup>5</sup> Following the deaths of the Whitmans, other missionaries left the area and tension increased between the Cayuse people and the territorial militia and arriving settlers. The region was effectively closed to white settlement for the next decade.

Settlement increased in the area following the Donation Land Act of 1850 which encouraged settlement of the Oregon Territory (established in 1848). Washington Territory was created out of the Oregon Territory in 1853 with Walla Walla County forming in 1854. The Treaty of 1855 was signed by the U.S. Government and the Yakima, Nez Perce, Cayuse, Umatilla, and Walla Walla Tribes, forming the Nez Perce, Yakima, and Umatilla Indian reservations. The Umatilla Indian Reservation was established for the Cayuse, Umatilla, and Walla Wallas, and these tribes were required to relocate to the reservation.



Drawing of the Whitman Mission site, ca. 1936. State Library Photograph Collection, 1851-1990, Washington State Archives, Digital Archives

#### *1859 – 1889: City Founding, Incorporation, and Early Construction*

As the U.S. Congress ratified the treaties signed with Walla Walla Valley tribes, settlers returned to the area. The nonnative population grew, shaping the landscape through dryland wheat farming and construction. Water and rail connections further stimulated growth in the valley. This period encompasses the city's incorporation by the legislature and growth into a key city in the Inland Empire.

In 1856, a temporary military outpost occupied a site near present-day downtown Walla Walla. In 1858, the U.S. military established a permanent fort at the present-day Veterans Hospital. The 1858 fort took the same name as the previous Hudson's Bay Company trading post, Fort Walla Walla. However, the 1858 fort's "official" founding came in 1859 when President James Buchanan signed an executive order authorizing the military reservation.<sup>6</sup> A settlement formed adjacent to the fort. The Walla Walla County government began to organize in 1859, with the community of Walla Walla platted in the same year. H.H. Chase surveyed and laid out Walla Walla as a one-quarter mile square.<sup>7</sup>

Soon news spread that gold had been discovered in eastern Washington Territory (in present-day Idaho) and the burgeoning Walla Walla became a supply point as prospectors traveled east to strike it rich. Walla Walla businesses provided prospectors with provisions, tools, camp supplies, and horses to aid them on their journey to gold country.<sup>8</sup> In 1862, the territorial legislature officially incorporated Walla Walla and it was named the county seat of Walla Walla County.

5. "History of CTUIR," Confederated Tribes of the Umatilla Indian Reservation.

6. U.S. Department of Veterans Affairs, "Veterans Day, November 11, 1957: Walla Walla's Inauguration, The Centennial Observance of the Beginning of 'Fort Walla Walla'...", event program document, Whitman College and Northwest Archives.

7. Mary Meeker, "History of 21-23 West Main Street, Walla Walla, WA – Brechtel Building," *Walla Walla 2020* (July 2004), <http://ww2020.net/21-w-main/> (accessed March 2017).

8. William Denison Lyman, *An Illustrated History of Walla Walla County, State of Washington* (W. H. Lever, 1901), 92.



(Left) 1883 map of Walla Walla. Original town plat highlighted by the dashed line (added by Artifacts Consulting, Inc.). (Right) Image of Main Street with Brechtel Building, oldest extant building in downtown Walla Walla, visible at center; its parapet rises above the surrounding buildings. Whitman College and Northwest Archives.

Wheat emerged as the predominant agricultural crop for the surrounding region and, beginning in 1867, was shipped west to the coast via the Oregon Steam Navigation Company.<sup>9</sup> Work began in the 1870s to construct a railroad between Walla Walla and Wallula, a community to the west on the Columbia River. This railroad, the Walla Walla & Columbia River Railroad, was completed in 1875.<sup>10</sup> Wallula became a stop on the Northern Pacific's transcontinental line providing a critical shipping connection for Walla Walla.

The city's downtown commercial district developed along Main Street, primarily to the east and west of 2nd Avenue. Mill Creek meandered through the city, paralleling E. Main to the south before cutting across the arterial at 1st Street to parallel E. Main to the north. A foot bridge allowed access over the creek. Main Street was comprised of a remnant of the old Nez Perce Trail.<sup>11</sup>

Construction in downtown Walla Walla began with wood frame buildings but masonry construction began occurring by the 1860s and 1870s. Early masonry buildings include the Brechtel Building (constructed in 1869) at 21 W Main Street, the Stephens Block (constructed in 1876) at 5 E Main Street, and O'Donnell Hardware Building (1876) at 22 W Main Street. These buildings signaled the rising stature of the community, but also demonstrate a response to the fear of fire which could quickly ravage an entire block of wood-frame buildings. A fire on October 18, 1875, burned all the wood structures on the northern side of Main Street between 2nd Street and the Small's Opera House at 2nd and Alder. A March 7, 1887, fire burned a significant number of downtown Walla Walla buildings.<sup>12</sup>

Additional buildings constructed along Main Street during this time include the Kennedy Building (1879), Paine Building (1879), Barrett Building (1880), Walla Walla Armory (1882), (1885), Seil Building (1886), H.E. Holmes Building (1887), and Max Baumeister Building (1889).<sup>13</sup> Businesses in the downtown commercial core consisted of grocers, general stores, drug stores, saloons, and the occasional wash house. Dr. Dorsey Syng Baker (1823-1888) and John F. Boyer, local merchants, established the first bank in the community in 1869, Baker Boyer Bank. First National Bank formed in 1878 by Levi Ankeny.

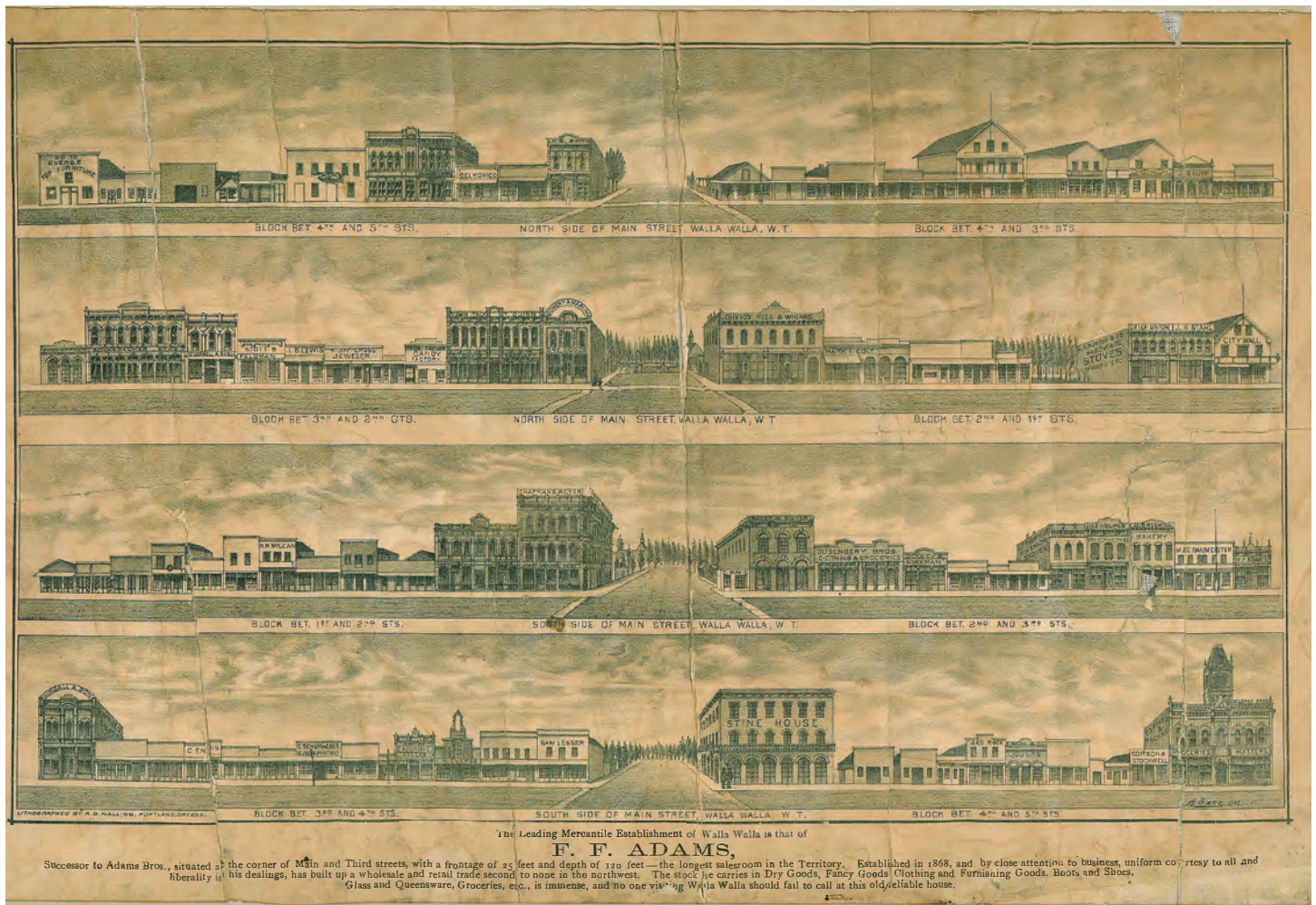
9. Lyman, *An Illustrated History*, 101.

10. Lyman, 110.

11. Bennett, *Walla Walla: A Portrait of a Western Town*, 44.

12. Walla Walla Union-Bulletin and Fort Walla Walla Museum, *Walla Walla Valley Memories: The Early Years* (Walla Walla, WA: The Union-Bulletin, 2006), 126.

13. *Walla Walla 2020*.



1881 lithograph of Main Street. F. F. Adams. Whitman College and Northwest Archives.

Agricultural implement stores, liverys, churches, and dwellings surrounded the commercial core. By 1890, the downtown had filled in and there were fewer vacant lots for development. Between 1880 and 1890, the city's population grew from 3,588 to 4,709.<sup>14</sup>

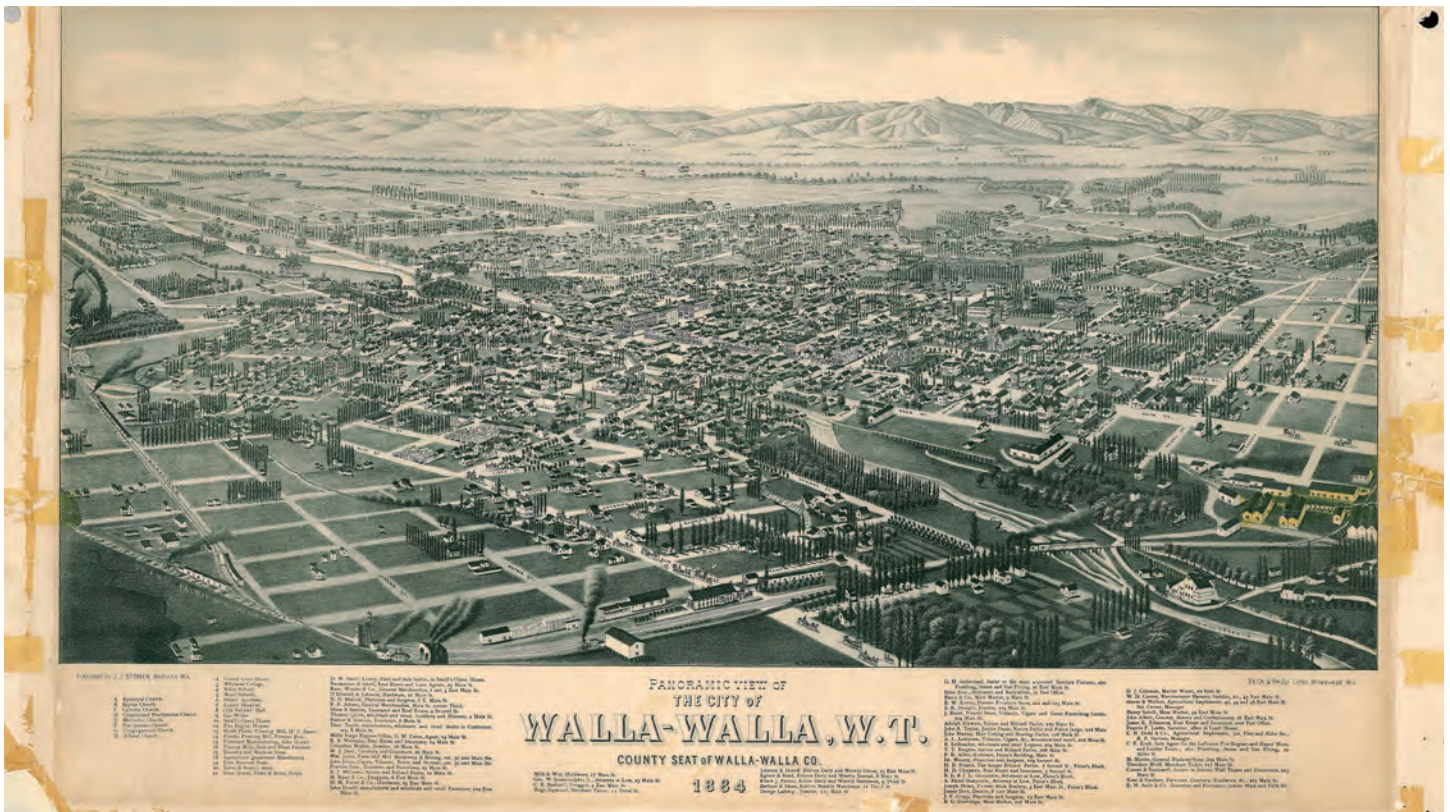
The quality and design of local buildings improved in the late nineteenth century, particularly with the arrival of architects. G.W. Babcock designed numerous buildings during this period, utilizing a distinctive Victorian-era style reflecting his previous work in San Francisco, California.<sup>15</sup> Babcock's designs include the 1890 Baker-Boyer Bank, the Rees-Winans Building (1890), and the Dusenberry-Stencel Building (1890). German-born Henry Osterman arrived in 1889 and worked as a carpenter and contractor before starting his architectural practice in 1899. Osterman notably designed the Walla Walla County Courthouse, City Hall, Gardner's Department Store, and the Carnegie Library.<sup>16</sup> He also designed, alone or with his longtime collaborator Victor Siebert, the Liberty Theater, the Walla Walla Armory, the Green Park School, the Denny Building, the Walla Walla Electric Light Works, Central Christian Church, and the Masonic Temple, along with many other buildings in town as well as the surrounding region. At least six Osterman or Osterman-Siebert designs are listed in the National Register of Historic Places, and that number increases as more of his/their designs are recognized.<sup>17</sup>

14. Washington State Office of Financial Management, <http://www.ofm.wa.gov/pop/april1/hseries/default.asp> (accessed March 2017). Also, Robert A. Bennett, *Walla Walla: A Town Built to Be a City, 1900-1919* (Walla Walla, WA: Pioneer Press, 1982), 7.

15. Bennett, *Walla Walla: A Portrait of a Western Town*, 148.

16. Robert A. Bennett, *Walla Walla: A Town Built to be a City, 1900-1919* (Walla Walla, WA: Pioneer Press, 1908), 199.

17. "Henry Osterman," *Architect Biographies*, WA Dept. of Archaeology & Historic Preservation, [www.dahp.wa.gov](http://www.dahp.wa.gov) (accessed 2017)



1884 panoramic lithograph of Walla Walla. Whitman College and Northwest Archives.

Other key developments in Walla Walla during this time include the establishment of Whitman Seminary (1866); several churches, including Roman Catholic (1859), Methodist (1859), Congregational (1865), Episcopal (1872), and Presbyterian (1873); the Walla Walla Library Association (1865); telegraph service (1870); and telephone service (1878).<sup>18</sup> Public transit began in Walla Walla in 1884 with a horse-drawn omnibus which made two trips per-day between the intersection of 2nd and Main Street and the end of Park Street. In 1899 the Walla Walla Street Railway and Investment Company laid tracks to create a street car system.<sup>19</sup>

With an initial boom due to mining, Walla Walla had attracted a number of men, both foreign and American-born, seeking to make their fortune. As a result, by 1870 Walla Walla had a small Chinese community. By 1880, this community had grown to 600-800 people.<sup>20</sup> The first Chinatown existed on the southern portion of the block along Alder Street, between 2nd and 3rd avenues, centered near the Oriental Hotel (1867). The 1884 Sanborn Fire Insurance Co. maps indicate Chinese businesses, predominately wash houses, were in the downtown core. By 1885, the fire insurance maps identify “China Town” as an enclave of wood-frame dwellings and businesses located west of city hall on the northern half of the block bounded by Rose, 3rd Street, Main, and 4th Street.<sup>21</sup> An 1887 fire destroyed much of this original neighborhood.<sup>22</sup>

18. Michael J. Paulus, Jr., “Walla Walla - Thumbnail History,” *HistoryLink.org Online Encyclopedia of Washington State History* (February 26, 2008), <http://www.historylink.org/File/8486>.

19. Maury Mule, Fort Walla Walla Museum, “Walla Walla’s Historic Trolley System,” *City of Walla Walla*, [cpay.ci.walla-walla.wa.us:8800/lfpportal/0/doc/630125/Electronic.aspx](http://cpay.ci.walla-walla.wa.us:8800/lfpportal/0/doc/630125/Electronic.aspx) (accessed March 2017).

20. Ashley M. Morton, RPA, “Walla Walla’s Chinatown,” *Ashley M. Morton Online Portfolio*, <http://ashleymmorton.weebly.com/selected-projects.html> (accessed March 2017). Morton is the Fort Walla Walla Museum’s Archaeology Program Manager.

21. *Walla Walla, Wash. Terr.* (New York: Sanborn Map & Publishing Co., Limited, August 1884), sheets 1 and 5.

22. Walla Walla 2020, “Walla Walla’s Chinatown: 1860’s – 1940’s,” <http://vww2020.net/wp-content/uploads/chinatown-brochure-8-26-15A.pdf> (accessed March 2017).



Historic photographs of the same corner of 1st and Main, the left photograph is from ca. 1886 and the right is from 1900. Note the inclusion of sidewalks and power poles in the 1900 photograph. Whitman College and Northwest Archives.

### *1890 – 1928: Growth and Permanence*

Walla Walla continued to grow through the final decade of the nineteenth century and the first few decades of the twentieth century. Public transportation efforts, a construction boom, and city beautification firmly established the downtown core and enhanced the beauty of Walla Walla. The economic depression which swept the nation in 1893 did not spare Walla Walla, but the small community had rebounded by the close of the nineteenth century. The first few decades of the twentieth century were ones of growth for the city, with a wave of new construction. This development period ends with the construction of the 11-story Marcus Whitman Hotel, the last prominent building constructed in the downtown before the Great Depression gripped the nation.

Walla Walla grew rapidly between 1890 and 1900, reaching a population of 10,000. Buildings constructed during this decade include the Sayers Building (1890) and A.K. Dice Building (1899). A fire in 1892 destroyed the Stine House, the city's first hotel; the Dacres Hotel (NRHP-listed) was constructed on the site in 1899.<sup>23</sup> The Walla Walla Street Railway and Investment Company opened its streetcar system in 1890, using horses to pull passenger cars along the tracks.<sup>24</sup> Operations grew to include six cars and four miles of track before service was discontinued in 1899.

The small city continued to grow in the first decade of the twentieth century. The population doubled in these ten years, reaching nearly 20,000. City improvements spruced up the downtown district, particularly with street paving efforts that replaced the dirt streets and board sidewalks in 1904.<sup>25</sup> Construction of a new hydroelectric dam on the Walla Walla River and powerplant in 1904 and 1905, respectively, provided reliable and affordable electricity for the growing city.<sup>26</sup> Numerous buildings were constructed in downtown during this period, including: the Die Brucke Building (1903), Drumheller Building (1904), McDonald's Feed & Sales Stable (1905), Denny Building (1906), Garden City Buildings (1906), and Quinn Building (1909). Agriculture continued to dominate the area's industry with crops like wheat, alfalfa, apples, and other fruits such as prunes, peaches, and cherries. A flood in 1906 caused Mill Creek's waters to rise 4 inches in a 3-day period, leading to efforts

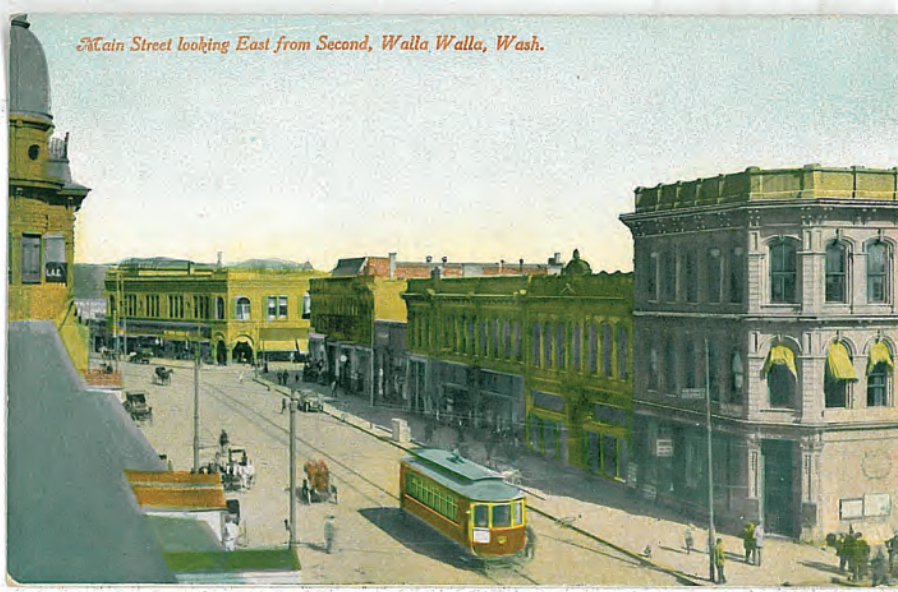
23. Robert Wayne Hergert, Historical Architectural Development Inc., "Dacres Hotel," National Register of Historic Places nomination (National Park Service: 1974), 4.

24. Mule, "Walla Walla's Historic Trolley System."

25. Robert A. Bennett, *Walla Walla: A Town Built to be a City*, 10.

26. Bennett, *Walla Walla: A Town Built to be a City*, 120.





Ca. 1910 view to the east from 2nd Avenue. Postcard created by Chas. E. Morris Co., Chinook, Mont. Whitman College and Northwest Archives.

over the years to keep the creek's waters at bay, including the construction of concrete bulkheads.<sup>27</sup>

The city's electricity franchise, the Northwestern Gas and Electric Company, formed the Walla Walla Valley Traction Company and began an electric city trolley service in Walla Walla in 1906. Three lines provided passenger service to the city's residents and visitors – the city loop, East Walla Walla, and Prospect Heights. The intersection of Second and Main streets was the hub for the street car lines.<sup>28</sup> An interurban line connecting Walla Walla with Milton, Oregon opened in 1907.

Downtown Walla Walla continued to be a hub of construction during the 1910s and early 1920s with prominent buildings erected in the commercial core. A new building for the Baker Boyer Bank, a seven-

story "skyscraper" designed by the Beezer Brothers, went up in 1911. The U.S. involvement in World War I interrupted the city's growth and construction as young men were sent overseas to the front lines. Yet, the boom continued after the war's end in 1918. The A.M. Jensen Company constructed a new department store building in 1919. First National Bank had the Beezer Brothers design their building which was constructed in 1920. Robert and Clara Wentsch and John and Lydia Stoller had a new building constructed for their cleaning business, Pantorium Cleaners and Dye Works, in 1922.

Growth slowed during the latter half of the 1920s, likely catching up to the decrease in population; Walla Walla had decreased in population to just over 15,000 in 1920.<sup>29</sup> The street car line ended in 1926, reflecting the growth of personal automobile use. Fewer buildings were constructed during this period and were predominately smaller in scale than 1910s construction, with the notable exception of the Marcus Whitman Hotel. Walla Walla banker W.W. Baker joined forces with the Seattle-based Real Estate Improvement Co. to construct a first-class hotel for the community. The project proponents hired Sherwood Ford to design the building, a showpiece for the small city. Upon its completion, the 11-story Italian Renaissance building towered over the commercial district and had accommodations for 400 guests.<sup>30</sup>

### *1929 – 1945: Setbacks and New Industry*

This period is marked by a series of events, both local and national, that diminished Walla Walla's growth for a number of years. Natural events, from drought to flood, along with economic issues, from depression to war-time defense production, impacted the city. However, Walla Walla withstood the challenges. Bright spots for Walla Walla during this time included the installation of the first traffic signals in 1930 and the establishment of the Walla Walla Canning Company in 1932.

In 1931, a massive flood hit the city, overpowering its storm sewers and flooding basements throughout the downtown district. This worst flood to date spawned new efforts to contain the waters of Mill Creek, including building a dam and channels

27. Robert A. Bennett, *Walla Walla: A Nice Place to Raise a Family, 1920-1949* (Walla Walla, WA: Pioneer Press, 1988), 88.

28. Bennett, *Walla Walla: A Town Built to be a City*, 43.

29. Washington State Office of Financial Management, Forecasting Division, "Decennial Census Counts of Population for Cities and Towns," 2010, [www.ofm.wa.gov/pop/april1/hseries/pop\\_decennial\\_census\\_series\\_1890-2010.xlsx](http://www.ofm.wa.gov/pop/april1/hseries/pop_decennial_census_series_1890-2010.xlsx) (accessed March 2017).

30. Marianne Kadas, "Marcus Whitman Hotel," National Register of Historic Places nomination (National Park Service, 1999), section 8, pages 4 and 5.

for the river. The Army Corps of Engineers completed construction of an earthfill dam structure for Mill Creek in 1942.<sup>31</sup> This helped stem the flow until a more significant undertaking by the Corps in the late 1940s.

Surrounded by agricultural land, Walla Walla was a prime location for a cannery, but civic leaders had failed to attract one for decades. With the depression hitting farmers hard and driving up the unemployment rate, a cannery would provide jobs and a market for farmers. Unable to convince an existing packing company to locate in Walla Walla, the Chamber of Commerce created a committee to investigate the establishment of a local plant. It became a community effort, with local businesses, growers, and investors raising the initial capitol to establish the Walla Walla Canning Company. The cannery opened in 1932 and flourished. They built a larger plant in 1933, and the new industry enticed the Green Giant Company to open their own plant near Dayton in 1934.<sup>32</sup> The success of the new cannery helped Walla Walla regain its footing for the remainder of the 1930s. The population grew during this time, up to almost 19,000 at the 1940 Census.<sup>33</sup>



Undated photograph of the Walla Walla Canning Company interior. State Library Photograph Collection, 1851-1990, Washington State Archives, Digital Archives.

Although the U.S. did not formally enter World War II until the Japanese bombing of Pearl Harbor on December 7, 1941, the conflict abroad had a resounding effect on the nation. The U.S. began its own defense build-up, constructing new facilities and equipment, and compiled lists of eligible men for a potential draft.<sup>34</sup> Walla Walla benefitted from the influx of government projects with nearby installations at Hermiston and Pendleton, but particularly so when it was selected as a location for a U.S. Army airfield. The army acquired the city's municipal airport in 1942 and converted it to military use. The airfield became home to the 357<sup>th</sup> Army Air Force and trained the 91st Bomb Group.<sup>35</sup>

Quite a few buildings in the downtown core were completed in 1930, likely hold overs from the spurt of development in the 1920s. Otherwise, there was a hiatus on construction during the depression years of the 1930s. A couple buildings were constructed later in the 1930s, notably the Telephone Building (1936), but war-time rationing followed the lean years of the depression. Few resources were available for new construction.

### *1946 – 1976: Post-War Construction and Population Boom*

This period begins with the end of World War II and the return of veterans to Walla Walla. During the post-war period, another construction boom occurred in the city and the population reached 25,000. Army Corps of Engineers efforts in the

31. U.S. Army Corps of Engineers, "Mill Creek Dam and Bennington Lake," *U.S. Army Corps of Engineers*, <http://www.nww.usace.army.mil/Locations/District-Locks-and-Dams/Mill-Creek-Dam-and-Bennington-Lake/> (accessed March 2017).

32. Bennett, *Walla Walla: A Nice Place to Raise a Family*, 103-105.

33. Washington State Office of Financial Management, Forecasting Division, "Decennial Census Counts of Population for Cities and Towns."

34. Bennett, *Walla Walla: A Nice Place to Raise a Family*, 145.

35. Duane Colt Denfeld, Ph.D., "World War II: Civilian Airports Adapted for Military Use," *Historylink.org Online Encyclopedia of Washington State History* (August 21, 2012), <http://www.historylink.org/File/10110>.



August 1947 photograph of the newly constructed Walla Walla Union-Bulletin building. Whitman College and Northwest Archives.

region channelized Mill Creek and constructed dams.

As veterans returned home to Walla Walla and wartime rationing ended, new life was breathed into the community as commercial and residential construction resumed. The population reflected this increased vigor, rising to just over 24,000 by the 1950 Census.<sup>36</sup> A handful of buildings were constructed in the downtown, most notably a new building for the *Walla Walla Union-Bulletin* in 1947 and the Whitman College Office Building in 1971. Construction in the 1950s and 1960s reflected the modernism of the time and catered to the automobile. A few downtown buildings received facade improvements, encouraged by several national movements to generate commercial activity through construction, increased retail sales, and associated retail goods production. Some buildings simply received new awnings and signage, while others, like Green & Jackson Drugs, got an entirely new storefront featuring new display windows and modern materials (see photograph, below left).

The Army Corps of Engineers modified Mill Creek through Walla Walla in 1948, widening the channel and reinforcing it with concrete flumes.<sup>37</sup> The same year, the Corps selected Walla Walla as the home for a new district office.

#### *1977 – Present: Winemaking and Revitalization*

This period encompasses the shift towards viticulture in Walla Walla and the surrounding region and its impact on downtown Walla Walla specifically. The population has grown in the last few decades, recorded at just over 30,000 in the 2010 Census.

Although grapes were first planted in the Walla Walla region during early Euro-American settlement, the Walla Walla Valley did not become an area known for winemaking until the 1970s and early 1980s. Gary Figgins, who began planting grapes in 1974, opened Leonetti Cellar in 1977,



Green & Jackson Drugs, 1964. Department of Archaeology and Historic Preservation.

Walla Walla's first commercial winery. Woodward Canyon was formed in 1981, followed by L'Ecole No. 41 in 1983.<sup>38</sup> The

36. Washington State Office of Financial Management, Forecasting Division, "Decennial Census Counts of Population for Cities and Towns."

37. "Water Quality Improvement Projects - Mill Creek Area: Multi-parameter," *Department of Ecology, State of Washington*, <http://www.ecy.wa.gov/programs/wq/tmdl/MillCrTMDL.html> (accessed March 1, 2017).

38. Walla Walla Valley Wine Alliance, "Timeline," *Walla Walla Valley Wine Alliance*, <https://www.washingtonwine.org/wine/facts-and-stats/>

Walla Walla Valley became an official American Viticultural Area (AVA) in 1984. As of 2015, the Walla Walla Valley was home to more than 100 wineries and over 1,466 vineyards.<sup>39</sup>

The vineyards surround the city of Walla Walla and have been a boon for tourism to the city. The wine industry has bolstered the downtown, with tasting rooms present in many storefronts. This industry has revitalized many storefronts and brought increased pedestrian activity to downtown. Restaurants, coffee shops, small retail stores, tasting rooms, professional offices, and even a department store further contribute to the vibrancy of downtown Walla Walla.

## ANALYSIS AND CONCLUSION

Walla Walla, Washington, established as a settlement in 1859 and incorporated as a city in 1862, features a vibrant historic downtown. The city's downtown area encompasses the entirety of the city's original plat and roughly extends to 5th Avenue to the west, Highway 12 to the north, Palouse Street to the east, and Birch Street to the south. Downtown Walla Walla developed quickly after its formation, with 1- to 2-story wood-frame buildings soon followed by larger brick structures featuring greater architectural details. The oldest building in downtown Walla Walla, the Brechtel Building, dates to 1869. The downtown is significant as the commercial core of Walla Walla, one of the oldest permanent nonnative settlements in Washington, and as a concentration of well-designed and well-constructed commercial buildings.

Several buildings within downtown Walla Walla are already individually listed in the National Register of Historic Places and a few more warrant designation. However, most of the remaining buildings within the downtown do not have enough significance on their own or retain enough integrity to warrant individual listing. As a whole, a portion of the downtown appears eligible for inclusion on the National Register of Historic Places as a historic district under criteria A and C at the local level of significance (see "Map 2.1 Survey Area" on page 10). The areas of significance for the district are architecture, commerce, community planning and development, and exploration/settlement. The recommended period of significance for the district is 1869-1928, beginning with the construction of the oldest extant downtown building (the Brechtel Building) and concluding with the construction of the Marcus Whitman Hotel.

The downtown commercial core is significant under Criterion A for its association with early nonnative settlement in Washington Territory. The downtown commercial core is significant under Criterion C for its many expressions of late 19th and early 20th century architecture styles, as representative of the work of key local architects, and as representative of a significant and distinguishable entity whose components may lack individual distinction.<sup>40</sup> While many individuals fundamentally connected to the city's development built, owned, or used these downtown buildings, the district is significant for the cumulative importance of these individuals.<sup>41</sup> Their involvement in downtown relates more to the broad pattern of the community's overall development (i.e., eligibility under Criterion A). Thus, the district does not appear eligible under Criterion B. The district does not appear to contain or be likely to yield important information, therefore it is not eligible under Criterion D.

The downtown commercial core maintains a high degree of integrity, retaining its original location, setting, feeling, and association. Many of the buildings within the district retain a significant amount of their original design, workmanship, and materials. While buildings have been modified, particularly at the storefronts, the overall feeling and design of the downtown buildings are retained. The retention of key character-defining features on the upper stories of buildings (e.g., parapet walls, window openings, and cornices) help the downtown buildings convey their significance.

---

[regions-and-avas/walla-walla-valley](#) (accessed March 2017).

39. Washington State Wine, "Walla Walla Valley," *Washington State Wine*, <http://www.wallawallawine.com/#wine-regions-home> (accessed March 2017).

40. National Register of Historic Places, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 17.

41. National Register of Historic Places, *How to Apply the National Register Criteria for Evaluation*, 15.

THIS PAGE LEFT INTENTIONALLY BLANK

# 4. Survey Results and Recommendations

---

## FINDINGS

Overall, field work and research documented a survey area with a rich concentration of historic buildings that retain integrity and design quality. During the field work we identified and included several buildings along the north side of E Main Street between S 1<sup>st</sup> and S Colville streets that were not originally included in the survey area based on their architectural integrity and significance. Listed below are items of interest which stood out from the field work.



Liberty Theater Building (1917).

- The historic commercial core is most intact along Main and 2nd streets. Moving away from those streets, as far south as Birch Street, architectural integrity levels decline. Building types, ages, styles, and materials are more varied as distance from Main and 2nd increases. For example, building stock changes to include more mid-century and contemporary infill, as well as non-commercial properties.
- Surface parking lots, where former buildings have been removed, are more common along Rose, Alder, Poplar, and 3rd streets than along Main and 2nd within the survey area.
- There are concentration areas of historic buildings just outside of the survey area along Colville Street between Main Street and Alder Street; northeast along Main Street out to its intersection with Palouse; and to the southwest along Main Street out to its intersection with 6<sup>th</sup> Avenue.
- The quantity and quality of mid-century architecture within the downtown core is represented both by architect designed buildings as well as comprehensive architect designed remodels of older buildings.

Development periods identified for downtown Walla Walla follow below. These periods were used in the evaluation of district potential under Criterion A and are discussed in Chapter 3.

- **Pre-history to Early Contact.** This period covers the early history of the Cayuse, Walla Walla, and Umatilla peoples and early direct contact with nonnatives.
- **1818–1858: Initial Trading and Settlement.** This period covers the establishment of Fort Walla Walla, missionary activity in the region, and early settlement.
- **1859–1889: City Founding, Incorporation, and Early Construction.** This period begins with the formation and platting of the town of Walla Walla. It includes the city's incorporation and first phases of downtown construction and development.
- **1890–1928: Growth and Permanence.** This period covers a period of significance growth for Walla Walla and most of its downtown construction projects. This period concludes with the construction of the 11-story Marcus Whitman Hotel, the last prominent building constructed in the downtown before the Great Depression swept the nation.
- **1929–1945: Setbacks and New Industry.** This period covers the time between the Great Depression and the end of World War II. During this time, Walla Walla experienced a massive flood, economic hardship due to the depression, and the creation of a new industry with the establishment of the Walla Walla Canning Company.
- **1946–1976: Post-War Construction and Population Boom.** This period covers the first 30 years after the end of World War II as veterans returned home and construction and the population boomed.
- **1977–Present: Winemaking and Revitalization.** This period, which extends to the present, includes the agricultural shift to viticulture in the region and the subsequent impact on downtown Walla Walla's economy.

The architectural character of buildings in the survey area changes by development period. Concentrations of properties built during a single period provide visual cohesion and form the basis for potential historic district eligibility under criteria C.

- **Pre-history to Early Contact.** No buildings exist from this period.
- **1818–1858: Initial Trading and Settlement.** No buildings exist within the survey area from this period.
- **1859–1889: City Founding, Incorporation, and Early Construction.** Main Street (between N 3<sup>rd</sup> Ave and S 1<sup>st</sup> Ave) contains the remaining core of these territorial and early statehood buildings. The 1869 Brechtel Building is the earliest example followed by a series of 10 buildings all built in the 1870s and 1880s and fronting Main Street. Their architectural character is defined by prominent cornices often with decorative brackets, fascia, and stepped parapets. Upper facades often feature decorative brick work and corbeling providing visual texture across the facades. They feature recessed windows, often with rounded headers and prominent hoods, wood trim, and double hung sash. A well-defined horizontal trim band defines the transition from the storefront level to the upper story(ies). Storefronts feature prominent pilasters, often with rusticated stone or cast iron with a band of transom windows above the display windows and recessed doorways. The visual texture and continuity from building to building along Main Street is one of the more striking architectural features.
- **1890–1928: Growth and Permanence.** Construction during this period expanded within the downtown core, infilling around buildings of the previous period, extending outward along Main Street from the core 1859-1889 buildings, as well as establishing a new commercial corridor along Alder Street (roughly between S 4<sup>th</sup> Ave and N Colville Street). These buildings departed from the lighter massing of the 1859-1889 buildings to favor a more substantial massing, often with flat brick wall planes and deeply recessed window openings. These buildings feature prominent, projecting cornices, typically with dentils rather than brackets. Window openings expanded in size, often including multiple sash and transoms in pairs or triple groupings within a single opening. Buildings continued the use of brick corbeling to set off panels in the parapet and accent window openings. Storefronts feature prominent pilasters with rusticated stone or brick and a band of transom windows above the display windows and recessed doorways.
- **1929–1945: Setbacks and New Industry.** Buildings from this period are concentrated in the transition area along Poplar and Birch streets south of Main Street. Most were constructed at the beginning of the period and consist of small scale buildings, often using poured concrete or



Reynolds-Day Building (1874), from the 1859–1889 development period.



Denny Building (1906), from the 1890-1928 development period.



5 W Poplar (1930), from the 1929-1945 development period.



### Map 1.1. Development Periods

The above map identifies the associated development period for each property within the survey area.

concrete block. They feature minimal exterior detailing. The notable exception is the brick and terra cotta Telephone Building (1936), a prominent visual anchor for the downtown.

- **1946–1976: Post-War Construction and Population Boom.** Demolition, new buildings, storefront and full facade remodels from this period sought to reshape the character of downtown. In the brief time span between 1965 and the late 1960s the downtown lost several blocks of buildings along Alder, Poplar, Birch, and Main streets. Storefront and full facade remodels occurred in the 1950s and 1960s along Main Street. These employed period materials including aluminum sash storefronts, steel sash windows, stucco, marble and vitrolite cladding, and Roman bricks. Infill construction reflected the prevailing styles of the time period, utilizing curtain walls, sun screens, aluminum sash, jumbo bricks, and set backs from the lot lines.
- **1977–Present: Winemaking and Revitalization.** This period has brought reinvestment in the core Main and Alder street buildings including several rehabilitations. There have also been multiple contemporary remodels, particularly during the mid-1990s. Typically, these remodels altered storefronts, replaced upper story windows on main facades, and



Banner Bank Building (1965), from the 1946-1976 development period.



in some cases added contemporary veneer brick and/or stucco cladding. An example is the Tallman's building, where the upper stories are in the International-style but the original mid-century storefronts were replaced in the 1990s.

## INDIVIDUAL ELIGIBILITY

There are listed and potentially individually eligible National Register of Historic Places (NRHP), Washington Heritage Register (WHR), and Walla Walla Register of Historic Places (WWRHP) properties within the survey area, as shown on Map 4.2. Individual listing potential provides an important tool for property owners outside of the potential historic districts to utilize financial incentives for work on their properties. Individually eligible buildings are listed in Table 4.2. If a building is recommended as individually eligible for the NRHP, it is presumed eligible for the WWRHP as well. Note: the DAHP ID number is an identification number generated by the WA Department of Archaeology and Historic Preservation when a survey form is entered to the state database.

There are several buildings constructed within the survey area outside the 50-year cut off period for the study (1967). To consider the buildings for individual NRHP eligibility they would have to be evaluated under criteria consideration G for exceptional significance. Additionally, these buildings should be re-evaluated for individual NRHP eligibility once they reach 50 years of age.

- 27 N 2nd Ave, built in 1971
- 28 E Alder St, built in 1973
- 22 E Alder St, built in 1976
- 103 E Poplar St, built in 1976



**Map 1.2. Individual Eligibility**

The above map identifies already listed properties and individual eligibility recommendations for properties within the survey area.

TABLE 1.2. POTENTIALLY INDIVIDUALLY ELIGIBLE PROPERTIES  
(AS OF MARCH 2017)

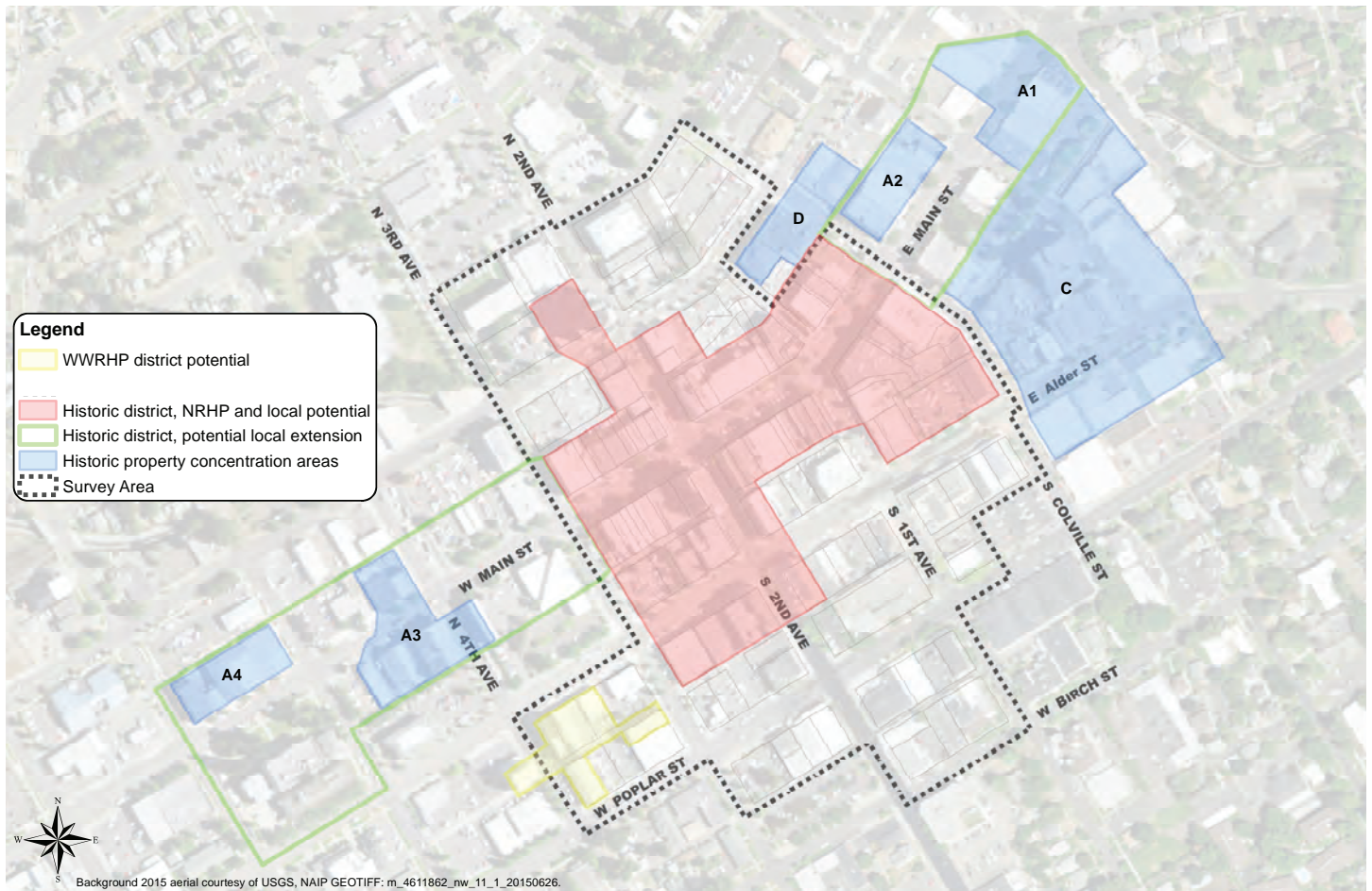
DAH ID	ADDRESS	HISTORIC NAME	CONTEMPORARY NAME	INDIVIDU- ALLY ELIGI- BLE	REGISTER LEVEL	YEAR BUILT
97400	3 S 1st Ave	Model Grocery	Salon Phoenix	Yes	WWRHP	1910
97398	5-7 S 1st Ave		Sweet Basil Pizzeria, Frosted, Ox Cart	Yes	WWRHP	1910
97399	9-15 S 1st Ave	Elam's Bank	Cox-Jones Building	Yes	WWRHP	c1907
543035	10 S 1st Ave	First Federal Sav- ings & Loan	Banner Bank Corpo- rate Center	Yes	WWRHP, NRHP	1965
97260	5-7 N 2nd Ave	(Clara) Quinn Building	Skylight Gallery	Maybe	WWRHP	1909
97251	6-10 N 2nd Ave	Rees-Winans Block	Jones Building	Yes	WWRHP, NRHP	1890
97246	9-19 N 2nd Ave	Pedigo-Loney Building		Yes	WWRHP	1909
9379	107 N 2nd Ave	Marcus Whitman Hotel	Marcus Whitman Hotel	Yes	WWRHP (already NRHP listed)	1928
53883	128 N 2nd Ave	US Post Office	US Post Office	Yes	WWRHP (already NRHP listed)	1914
97259	8 S 2nd Ave	Baker Boyer Bank	Baker Boyer Bank	Yes	WWRHP, NRHP	1911
543036	16 S 2nd Ave		Baker Boyer Bank Annex 2	Yes	WWRHP	1956
97325	108 S 3rd Ave	Betz Brewery Office Building	Duff's Cold Storage	Yes	WWRHP, NRHP	1910
97326	115 S 3rd Ave			Yes	WWRHP	1939
97317	1 E Alder St	First National Bank	Banner Bank	Yes	WWRHP, NRHP	1920
97314	4-6 E Alder St	Denny Buildng	Denny Building	Yes	WWRHP	1906
97312	102 E Alder St	Pacific Northwest Bell	Telephone Building	Yes	WWRHP, NRHP	1936
97316	105-109 E Alder St	J. H. Morrow Im- plement Building	Stone Soup Café	Yes	WWRHP	1907
97315	129-131 E Alder St	Masonic Temple	Copeland Building	Yes	WWRHP, NRHP	1905
97310	1-5 W Alder St	Drumheller Build- ing	Drumheller Building	Yes	WWRHP, NRHP	1904
709392	7-9 W Alder St	Gustav Harras Building		Yes	WWRHP	1904
709393	11-15 W Alder St		Sprint	Yes	WWRHP	1910
97311	21-25 W Alder St	Recreation Bowling Alleys	Red Monkey	Maybe	WWRHP	1910
97309	115 W Alder St	Whoopee Tavern	Misbehavin' Salon	Yes	WWRHP	1921

DAHP ID	ADDRESS	HISTORIC NAME	CONTEMPORARY NAME	INDIVIDUALLY ELIGIBLE	REGISTER LEVEL	YEAR BUILT
97307	127-129 W Alder St	McFeely Tavern and Hotel	McFeely Tavern and Hotel	Yes	WWRHP	1911
97281	16 S Colville St			Yes	WWRHP	1920
97348	2 E Main St	Paine Building	Sterling Bank	Yes	WWRHP, NRHP	1879
9357	4-6 E Main St	Reynolds-Day Building	Cundiff Building/ Falkenberg's	Yes	WWRHP, NRHP	1874
97330	5-7 E Main St	Stephens Block	Pioneer Title, Betz Building, Dorothy Greenough's, Pioneer Title	Maybe	WWRHP	1876
97331	10-16 E Main St	Seil Building (Som-erindyke Building)	Seil Building	Yes	WWRHP	1886
97328	11-23 E Main St	Barrett Building	Merchants	Yes	WWRHP, NRHP	1880
97329	25 E Main St	Kennedy Building	Purple Parasol	Yes	WWRHP, NRHP	1879
97337	28 E Main St	Sayers Building	Beehive Building	Yes	WWRHP, NRHP	1890
9360	31-33 E Main St	Walla Walla Armory/Arcadia Dance Hall	(demolished)	NA	NA	0
97332	38 E Main St	Die Brucke Building	Die Brucke	Yes	WWRHP, NRHP	1903
97338	39-47 E Main St	Quinn Building	Plumb Cellars, Dar-rah's	Maybe	WWRHP	1903
97333	50 E Main St	Liberty Theater	American Theater	Yes	WWRHP (already NRHP listed)	1917
97390	54 E Main St	Jensen Building	Bon Ton/Macy's	Yes	WWRHP, NRHP	1919
97340	57-61 E Main St	C. J. Breier Building		Yes	NRHP (already WWRHP listed)	1926
97380	2 W Main St	Third National Bank	Paul Richardson Agency	Yes	WWRHP	1885
97378	4 W Main St	Tallman's	Tallman's	Yes	WWRHP, NRHP	1909
97379	8-16 W Main St			Yes	WWRHP	c1892
97357	19 W Main St	HE Holmes Bldg	Delmonico Hotel	Yes	WWRHP	1887
97358	21 W Main St	Brechtel Building	Shep's Smoke Shop, Miller Studios	Yes	WWRHP, NRHP	1869
97360	25-27 W Main St	Max Baumeister Building	Max Baumeister Building	Yes	WWRHP (already NRHP listed)	1889

## DISTRICT ELIGIBILITY

Field work and research identified concentrations of significant historic properties that appear eligible for the NRHP as historic districts. There are currently no historic districts listed within the survey area. Table 4.3 identifies the recommended potential historic districts and the general basis for their listing. This table should be used in conjunction with Map 4.3.

Walla Walla, Washington, established as a settlement in 1859 and incorporated as a city in 1862, features a vibrant historic downtown. The city's downtown area encompasses the entirety of the city's original plat. Downtown Walla Walla developed quickly after its formation, with 1- to 2-story wood-frame buildings soon followed by larger brick structures featuring greater architectural details. The oldest building in downtown Walla Walla, the Brechtel Building, dates to 1869. The downtown is significant as the commercial core of Walla Walla, one of the oldest permanent nonnative settlements in Washington, and as a concentration of well-designed and well-constructed commercial buildings.



**Map 1.3. District Potential and Concentration Areas**

The above map shows downtown Walla Walla with an overlay of the survey area and the survey recommendations. The recommendations show the boundaries of a potential NRHP district along with concentrations of properties with similar character-defining features. (see Table 4.3)

TABLE 1.3. HISTORIC DISTRICT POTENTIAL

NAME	REGISTERS AND CRITERIA	PERIOD OF SIGNIFICANCE	BACKGROUND	GENERAL AREA
Main Street	NRHP, WHR, WWRHP, A, C	1869-1928: starting with construction of oldest building and ending with construction of the Marcus Whitman Hotel	This area encompasses territorial era and subsequent iterations of growth in downtown Walla Walla. The buildings retain a high level of integrity and the feeling and association for the public remains at the forefront. Historically this was the key arterial for downtown.	Roughly the original town plat. Both sides of E Main and W Main streets, between S 3 <sup>rd</sup> Ave and S Colville St including the S 2 <sup>nd</sup> Ave corridor between S Rose St and S Alder St, and an extension out along S 1 <sup>st</sup> St to S Alder St up to S Colville St.
Extension Areas (A1, A2, A3, A4)	WWRHP, A, C	1905-1921, estimated dates	These areas were outside of the survey area. Surveyors walked these areas after seeing the buildings from the survey area. These are areas of high architectural and historical significance along Main St. However, due to building loss in adjacent blocks there is a loss of physical continuity with the Main Street core potential historic district. In the event the National Park Service (NPS) would not consider extending a district boundary to include these areas, the Walla Walla Historic Preservation Commission would have the flexibility to extend a locally designated district if property owners are interested.	Both sides of E Main and W Main streets between S 6 <sup>th</sup> and S 3 <sup>rd</sup> avenues and S Colville and S Palouse streets.

NAME	REGISTERS AND CRITERIA	PERIOD OF SIGNIFICANCE	BACKGROUND	GENERAL AREA
W Alder Street	WWRHP, A, C	1905-1921: starting with construction of the McDonald's Feed & Sales Stable and ending with the building at 115 W Alder Street	This area retain a high level of integrity, architectural, and historical significance. Due to building loss their physical continuity with the core potential Main Street historic district is diminished. In the even these cannot be included within the Main Street district they should be considered as an individual district(s). This would support property owners in the use of financial incentives in these areas. The former buildings across Alder included Joe's Tavern, Bob's Tavern, Blue Banjo, and the Montgomery Ward Building and were demolished in 1979.	Southeast side of W Alder St between S 4 <sup>th</sup> Ave and S 3rd Ave.
Conservation district (Area C)	NA	1900s to 1940s	This area is outside of the survey area. Surveyors walked this area after seeing the buildings from the survey area. This area is a later development period and different architecturally from downtown, but the cohesion of historic buildings and future development in the area makes this an important area for financial incentives and encouraging building rehabilitation. The visual character along S Spokane St and S Colville St between E Main St and E Alder St, as well as the buildings along either side of E Alder Street between S Colville St and S Spokane St support the interpretation of Mill Creek and subsequent development patterns and the outgrowth of the commercial core beyond Main Street.	Between S Colville and S Palouse streets, and from Mill Creek to the southeast side of E Alder St.
Automobiles (Area D)	WWRHP, A	1930s-1950s	This area is outside of the survey area. Surveyors walked this area after seeing the buildings from the survey area. A collection of automobile related buildings. Architecturally unrelated to the downtown core, but together exhibit a notable concentration.	Either side of N Colville St, bounded on the northwest by E Rose St and extending southeast to the first alley, and southwest to N 1 <sup>st</sup> Ave.

## MAIN STREET POTENTIAL HISTORIC DISTRICT SUMMARY

Several buildings within downtown Walla Walla are already individually listed in the National Register of Historic Places and a few more warrant designation. However, the remaining buildings within the downtown do not have enough significance on their own or retain enough integrity to warrant individual listing. As a whole, a portion of the downtown – refer to Map 4.4 for boundaries – appears eligible for inclusion on the National Register of Historic Places as a historic district under criteria A and C at the local level of significance. The areas of significance for the district are architecture, commerce, community planning and development, and exploration/settlement. The recommended period of significance for the district is 1869-1928, beginning with Brechtel Building in 1869 and concluding with construction of the Marcus Whitman Hotel.

The downtown commercial core is significant under Criterion A for its association with early nonnative settlement in Washington Territory. The downtown commercial core is significant under Criterion C for its many expressions of late 19th and early 20th century architecture styles, as representative of the work of key local architects, and as representative of a significant and distinguishable entity whose components may lack individual distinction.<sup>1</sup> While many individuals fundamentally connected to the city's development built, owned, or used these downtown buildings, the district is significant for the cumulative importance of these individuals.<sup>2</sup> Their involvement in downtown relates more to the broad pattern of the community's overall development (i.e., eligibility under Criterion A). Thus, the district does not appear eligible under Criterion B. The district, or the individual buildings therein, do not appear to contain or be likely to yield important information, and is not eligible under Criterion D.

The downtown commercial core maintains a high degree of integrity, retaining its original location, setting, feeling, and association. Many of the buildings within the district retain a significant amount of their original design, workmanship, and materials. While buildings have been modified, particularly at the storefronts, the overall feeling and design of the downtown buildings are retained. The retention of key character-defining features on the upper stories of buildings (e.g., parapet walls, window openings, and cornices) help the downtown buildings convey their significance.

The buildings within the potential district reflect the 1859-1889 and 1890-1928 development periods. The visual texture and continuity from building to building along Main Street is one of the more striking architectural features. The architectural character of the territorial and early statehood buildings is defined by prominent cornices often with decorative brackets, fascia, and stepped parapets. Upper facades often feature decorative brick work and corbeling providing visual texture across the facades. They feature recessed windows, often with rounded headers and prominent hoods, wood trim and double hung sash. A well-defined horizontal trim band defines the transition from the storefront level to the upper story(ies). Storefronts feature prominent pilasters, often with rusticated stone or cast iron with a band of transom windows above the display windows and recessed doorways.

Buildings from the second period of development departed from the lighter massing of the 1859-1889 buildings to favor a more substantial massing, often with flat brick wall planes and deeply recessed window openings. These buildings feature prominent, projecting cornices, typically with dentils rather than brackets. Window openings expanded in size, often including multiple sash and transoms in pairs or triple groupings within a single opening. Buildings did continue the use of brick corbeling to set off panels in the parapet and accent window openings. Storefronts feature prominent pilasters with rusticated stone or brick and a band of transom windows above the display windows and recessed doorways.

The following table identifies the potential status of individual buildings relative to the recommended historic districts, and should be used in conjunction with Map 4.4. The following defines terminology used on the map. A building can contribute to a historic district and not be individually eligible for NRHP listing because historic district eligibility looks at the collective role of all contributing buildings to the historical and architectural significance of the historic district.

- **Historic, contributing:** these are buildings at least 50 years of age as of 2017 (historic). They were built **within** the period of significance for the historic district. Their individual architectural and historical significance and integrity

---

1. National Register of Historic Places, *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 17.

2. National Register of Historic Places, *How to Apply the National Register Criteria for Evaluation*, 15.

support the architectural and historical associations for which the historic district is significant.

- Historic, non-contributing: these are buildings at least 50-years of age as of 2017 (historic). They were either built **outside** of the period of significance for the historic district or they do not retain enough integrity to support the architectural and historical associations for which the historic district is significance.
- Non-historic, non-contributing: these are buildings that are not yet 50-years of age as of 2017 (non-historic). They were built **outside** of the period of significance for the historic district. Consequently, their architectural and historical significance does not relate to the architectural and historical associations for which the historic district is significant.



### Map 4.4 District Eligibility

The above map identifies the district eligibility recommendations, both to the National Register of Historic Places and Walla Walla Register of Historic Places, for properties within the survey area.



TABLE 1.4. DISTRICT PROPERTY STATUS

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	POTENTIAL HISTORIC DISTRICT	POTENTIALLY CONTRIBUTING	YEAR BUILT
97400	3 S 1st Ave	Model Grocery	Salon Phoenix	Yes - National	No	1910
97398	5-7 S 1st Ave		Sweet Basil Pizzeria, Frosted, Ox Cart	Yes - National	Yes	1910
97399	9-15 S 1st Ave	Elam's Bank	Cox-Jones Building	Yes - National	Yes	c1907
97260	5-7 N 2nd Ave	(Clara) Quinn Building	Skylight Gallery	Yes - National	Yes	1909
97251	6-10 N 2nd Ave	Rees-Winans Block	Jones Building	Yes - National	No	1890
97246	9-19 N 2nd Ave	Pedigo-Loney Building		Yes - National	Yes	1909
0	12 N 2nd Ave	NA		Yes - National	No	c2010
97252	14-16 N 2nd Ave	A.K. Dice Building		Yes - National	No	1899
97250	18-20 N 2nd Ave	Pantorium Cleaners and Dye Works	Pantorium Building	Yes - National	Yes	1922
97249	27 N 2nd Ave	Whitman College Office Building	Walla Walla Emergency Management	Yes - National	No	1971
9379	107 N 2nd Ave	Marcus Whitman Hotel	Marcus Whitman Hotel	Yes - National	Yes	1928
97259	8 S 2nd Ave	Baker Boyer Bank	Baker Boyer Bank	Yes - National	Yes	1911
709443	10-12 S 2nd Ave	Inter-State Savings and Loan	Baker Boyer Bank Offices	Yes - National	Yes	c1910
543036	16 S 2nd Ave		Baker Boyer Bank Annex 2	Yes - National	No	1956
97325	108 S 3rd Ave	Betz Brewery Office Building	Duff's Cold Storage	Yes - Local	Yes	1910
97317	1 E Alder St	First National Bank	Banner Bank	Yes - National	Yes	1920
97314	4-6 E Alder St	Denny Buildng	Denny Building	Yes - National	Yes	1906
97316	105-109 E Alder St	J. H. Morrow Implement Building	Stone Soup Café	Yes - National	Yes	1907

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	POTENTIAL HISTORIC DISTRICT	POTENTIALLY CONTRIBUTING	YEAR BUILT
97315	129-131 E Alder St	Masonic Temple	Copeland Building	Yes - National	Yes	1905
97310	1-5 W Alder St	Drumheller Building	Drumheller Building	Yes - National	Yes	1904
709392	7-9 W Alder St	Gustav Harras Building		Yes - National	Yes	1904
709393	11-15 W Alder St		Sprint	Yes - National	Yes	1910
97311	21-25 W Alder St	Recreation Bowling Alleys	Red Monkey	Yes - National	Yes	1910
97309	115 W Alder St	Whoopee Tavern	Misbehavin' Salon	Yes - Local	Yes	1921
97308	119 W Alder St	Garden City Building	Garden City Plaza	Yes - Local	Yes	1921
709394	123-125 W Alder St	Garden City Feed Mill	Saffron Restaurant	Yes - Local	Yes	1906
97307	127-129 W Alder St	McFeely Tavern and Hotel	McFeely Tavern and Hotel	Yes - Local	Yes	1911
97281	16 S Colville St			Yes - National	Yes	1920
97348	2 E Main St	Paine Building	Sterling Bank	Yes - National	Yes	1879
9357	4-6 E Main St	Reynolds-Day Building	Cundiff Building/Falkenberg's	Yes - National	Yes	1874
97330	5-7 E Main St	Stephens Block	Pioneer Title, Betz Building, Dorothy Greenough's, Pioneer Title	Yes - National	Yes	1876
97331	10-16 E Main St	Seil Building (Somerville Building)	Seil Building	Yes - National	Yes	1886
97328	11-23 E Main St	Barrett Building	Merchants	Yes - National	Yes	1880
97335	18 E Main St	Peoples State Bank	Martin's Jewelers	Yes - National	No	1916
97356	22 E Main St		McDonald Zaring Insurance	Yes - National	No	1915
97329	25 E Main St	Kennedy Building	Purple Parasol	Yes - National	Yes	1879
97336	26 E Main St		Mark Ryan Winery	Yes - National	No	1903

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	POTENTIAL HISTORIC DISTRICT	POTENTIALLY CONTRIBUTING	YEAR BUILT
97337	28 E Main St	Sayers Building	Beehive Building	Yes - National	Yes	1890
9360	31-33 E Main St	Walla Walla Armory/Arcadia Dance Hall	(demolished)	NA	NA	0
97332	38 E Main St	Die Brucke Building	Die Brucke	Yes - National	Yes	1903
97338	39-47 E Main St	Quinn Building	Plumb Cellars, Darrah's	Yes - National	Yes	1903
97333	50 E Main St	Liberty Theater	American Theater	Yes - National	Yes	1917
97339	51-53 E Main St	Whiteside Building/West-side Building	Garden City Furniture	Yes - National	Yes	1890
97390	54 E Main St	Jensen Building	Bon Ton/Marcy's	Yes - National	Yes	1919
97340	57-61 E Main St	C. J. Breier Building		Yes - National	Yes	1926
97380	2 W Main St	Third National Bank	Paul Richardson Agency	Yes - National	Yes	1885
97378	4 W Main St	Tallman's	Tallman's	Yes - National	No	1909
543213	7 W Main St	F. W. Woolworth Co.	Baker Boyer Bank, W Main Annex	Yes - National	No	1914
97379	8-16 W Main St			Yes - National	Yes	c1892
709421	15 W Main St		parking garage	Yes - National	No	1995
97359	17 W Main St			Yes - National	No	1914
97357	19 W Main St	HE Holmes Bldg	Delmonico Hotel	Yes - National	Yes	1887
97358	21 W Main St	Brechtel Building	Shep's Smoke Shop, Miller Studios	Yes - National	Yes	1869
9361	22 W Main St	O'Donnell Hardware Building	O'Donnell Hardware, Valley Vision Clinic	Yes - National	No	1875
97360	25-27 W Main St	Max Baumeister Building	Max Baumeister Building	Yes - National	Yes	1889
9382	30 W Main St	Gardner's Department Store	Gardner Building	Yes - National	Yes	1911

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	POTENTIAL HISTORIC DISTRICT	POTENTIALLY CONTRIBUTING	YEAR BUILT
97273	126 W Poplar St	McDonald's Feed & Sales Stable	Charter Communications	Yes - Local	Yes	1905

## DEVELOPMENT TRENDS

Surveyor observations during field work identified the following past and present development trends and their implications for historic preservation. There is a high level of previous work and private investment evident in the historic buildings.

- Storefront remodels.** This is the most frequent alteration in the survey area. During the 1950s through 1970s these upgrades changed storefronts to respond to increased automobile traffic and diminished pedestrian activity. Sustained work through the Downtown Walla Walla Foundation (Main Street entity) and significant capital investment by owners and new businesses has brought back pedestrian activity producing one of the most active pedestrian downtowns in Eastern Washington. While some storefront remodels in the 1950s and 1960s have historical significance as comprehensive designs (and noted in the character-defining features for each property), the majority do not fully support the increased pedestrian activity. As work is considered on these storefronts, the compatibility of their design provides an opportunity to both strengthen the visual character of the historic district and support the use of financial incentives.
- Full facade remodels.** There have been at least two approaches to full facade remodels. One approach has sought to bring back the original character-defining features - often with compatible, contemporary materials. This approach supports the interpretation of the original building form, character, and its role within the streetscape. The other approach has been to completely retool the facade with a new approach. Some of these, done in the 1950s, have achieved significance due to their age and completeness of design. Contemporary versions and many older remodels differ significantly from the original facade and do not support the interpretation of the original streetscape character and introduce a new design that historically never existed.
- W Alder Street development** The investment along this street between S 4th Street and S 2nd Street has contributed to an increased level of economic activity and the rehabilitation of several buildings.
- Window upgrades.** These are a frequent alteration on buildings within the survey area. There are good examples of both in-kind repairs and compatible new sash. These should serve as examples to help guide owners of buildings with existing historic windows or non-compatible previous replacements on the best approach to upgrading while keeping the historic visual character. Most original windows in the survey area are one-over-one sash, which typically can be retrofit with insulated glazing (manufacturers tend to not make ½ inch insulated glazing units under 12 x 12 inches in size). Retention of original windows should be a priority.
- Infill construction.** Along E and W Main Street infill construction has employed similar materials, massing, and forms to the historic buildings. This has helped these buildings to blend with the overall visual character of the streetscape. Contemporary infill around the edges of the potential district reflect contemporary designs with set backs from lot lines and parking on the lot around the building. Current zoning standards require new buildings to have zero lot-line setbacks. <http://www.codepublishing.com/WA/WallaWalla/#!/WallaWalla20/WallaWalla20178.html#20.178.030>.
- Surface parking lots.** Between 1965 and 1975 several blocks of buildings were demolished in the survey area to provide surface parking lots. Per the Commercial Retail Community Policy 6, building demolition for parking development should be prohibited under most circumstances (Goal 5, Objective 3; Goal 5, Objective 4). See the Walla Walla 2008 Comprehensive Plan for more information.

# RECOMMENDATIONS

The following recommendations address the next steps in utilizing the data collected as part of this project.

- **Public outreach.** Conduct public outreach regarding National Register of Historic Places (NRHP) listing of the core downtown Walla Walla historic district. This should include coordinating a site visit with the State Architectural Historian to discuss with property owners the implications of NRHP listing and confirm the potential NRHP district boundary. This should include discussion of including the extension areas (A1-A4, E, and B), as well as a discussion of whether any of the areas might be their own NRHP district. This should be coordinated with the Downtown Walla Walla Foundation and outreach to business and building owners within the survey area.
- **National Register historic district listing.** Pursue National Register of Historic Places (NRHP) listing of the core downtown Walla Walla historic district. Listing to the NRHP does not impose any restrictions on private property, but makes available to property owners some of the strongest financial incentives to support maintaining and rehabilitating their buildings. Preparation of the nomination can utilize the historic context, building histories, and physical descriptions assembled in the HPI inventory forms as part of this project. If any of the A1-A4 extension areas are included in the nomination, additional research would be required for those buildings as they were outside the scope of this project.
- **Design review process.** Developing a design review process, even if compliance is not mandatory, can provide an important tool to help property owners leverage improvements to support the overall visual character of the downtown. Compatible new work supports property values for building owners who previously invested in their building repair and rehabilitation. The character-defining features listed for each building surveyed can help guide review to the retention of these features. This also provides an opportunity to help guide storefront restoration work by providing owners with historic photographs early in their design development process and to connect property owners with financial incentives.
- **In-fill construction.** Encouraging new development to locate in the transition areas between historic areas where loss of buildings has left gaps. Infilling these gaps helps to bridge pedestrian activity between the different areas. The multiple empty lots between E and W Main and E and W Alder streets and around the A1-A4 areas provide an opportunity for compatible new design that can support pedestrian and visual connectivity between these areas and the core historic district along E and W Main Street.
- **Residential use of upper stories.** Underutilized upper stories, many of which historically served residential uses, should be activated to provide apartments. Ideally the level of investment should be enough to bring vacant units back on line for safe, affordable housing as a first step to drawing residents into downtown. The target audience would be the same demographic that shops, dines, and works in the downtown area to have this increased population support the growth of businesses in downtown Walla Walla. As demand and market rates increase the level of investment can increase.
- **Transition areas from residential to downtown commercial.** These areas are critical buffer areas between residential areas and the downtown commercial core. They provide smaller scale, lower rent spaces for startup and small scale businesses. The collection of small, low-rise commercial buildings, and the public library in area C provide an important supporting context to the new residential (hotel) development occurring in the NRHP-listed Odd Fellows Center/YMCA Building.
- **Preservation element.** Develop as part of the update to the 2008 Walla Walla Urban Area Comprehensive Plan a preservation element (plan) to support the development of goals, policy, and actions supporting preservation and its integration into City planning. The cultural heritage of the downtown as well as the larger city, including residential neighborhoods, provide a key national draw for visitors and quality of life for residents. The systematic approach taken by the city over the past decade of conducting reconnaissance level survey work throughout the city, followed by intensive level survey work to guide nomination development provides an excellent set of baseline data to inform policy development.
- **Mid-century architecture.** Conduct outreach to identify which firms in addition to Gessel Smith Mosman, Architects and Planners were active in Walla Walla and conduct oral history interviews to better understand the types of buildings, influences, and their knowledge of the 1950s through 1970s changes in Walla Walla. Gerald Walter Mosman passed away in 2013. Any oral history interviews that can be done within the next couple of years with architects practicing during that period will have immense benefit to future context development.

# ECONOMIC INCENTIVES

The eligibility recommendations developed as part of this survey, in addition to guiding listing of individual buildings and historic districts, also identify which potential economic incentives property owners could utilize if they undertake work on their buildings.

Incentives are generally available to owners of register-listed properties. Listing status establishes the community value of a property through archival research, building documentation, and a formal public meeting process. It is this community value that the economic incentives are intended to help property owners retain.

Incentives encourage private investment in historic properties by extending the investment capacity of private property owners. These incentives acknowledge both the public benefit of historic properties and the capacity for public benefit through coordinated public/private efforts.

**TABLE 1.5. ECONOMIC INCENTIVE USE**

	FITC 20%	FITC 10%	Special Valuation Program	IEBC* application
Residence, single family	No	No	Yes, if listed (NRHP or WWRHP)	Yes, if listed
Residence, multi-family	Yes, if NRHP-listed	No	Yes, if listed (NRHP or WWRHP)	Yes, if listed
Commercial (including hotel), Industrial	Yes, if NRHP-listed	Yes, if placed in service at its current location before 1936	Yes, if listed (NRHP or WWRHP)	Yes, if listed
Agricultural, barn	Yes, if NRHP-listed	Yes, if placed in service at its current location before 1936	Yes, if listed (NRHP or WWRHP)	Yes, if listed

\*International Existing Building Code

## 20% FEDERAL INVESTMENT TAX CREDIT (FITC 20%)

Through the federal historic tax credit program, there is an opportunity to receive a federal income tax credit on the qualified amount of private investment spent on a certified rehabilitation of a NRHP-listed building. Washington State averages about 15 FITC 20% projects per year, according to DAHP, with the smallest project valued at \$14,000 and largest ever \$40 million. These projects must be submitted through DAHP.

### Requirements:

- NRHP-listed, individually or contributing to a district
- Income producing, which can be commercial, agricultural, industrial, and hotel-related, but must remain income-producing for at least five years following rehabilitation.
- Substantial rehabilitation, in which qualified rehabilitation expenditures equal or exceed the adjusted basis value of the building, exclusive of the land.
  - » Adjusted Basis = A – B – C + D
  - » A = purchase price of the property (building and land)
  - » B = cost of land at time of purchase
  - » C = depreciation taken for an income-producing property

- » D = cost of any capital improvements made since purchase
- Rehabilitation work must be done per the Secretary of the Interior's (SOI) Standards for Rehabilitation, reviewed by both DAHP and NPS for compliance. Submit for review prior to starting work. Take existing-condition photographs to document work prior to starting. Refer to DAHP website for application forms. <http://www.dahp.wa.gov/tax-credits>

Within the survey area, there are multiple properties that could potentially utilize the tax credit. Refer to Map 4.5 for details. These buildings could combine the credit with the local SPV program if they were listed to the WWRHP.

DAHP reports that since 1977, more than 250 properties in Washington have utilized this incentive, generating more than \$900 million in private investments in historic buildings. Since the start of the program in 1976, there has been a total of \$106 billion (adjusted for inflation) in qualified rehabilitation expenditures (QREs) spent nationwide; based on the QREs, the NPS estimates the program has created more than 2.4 million jobs. Based on the QREs, the program has awarded \$20.5 billion in tax credits nationwide, with a net gain of \$25.9 billion in federal tax receipts due to the rehabilitation activities. This has leveraged private investment to support economic growth in communities and benefits the local tax base through the increased property valuation due to the value of investment.<sup>3</sup>

References for further reading:

- <http://www.dahp.wa.gov/tax-credits>
- [http://www.dahp.wa.gov/sites/default/files/HPTI\\_brochure.pdf](http://www.dahp.wa.gov/sites/default/files/HPTI_brochure.pdf)
- <http://www.nps.gov/tps/tax-incentives.htm>
- <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

## 10% FEDERAL INVESTMENT TAX CREDIT

The 10-percent federal historic tax credit benefits non-residential buildings that were placed in service prior to 1936, but are not eligible for NRHP listing due to the extent of alterations. The credit amounts to 10 percent of the cost spent rehabilitating the building. There is no state or NPS review associated with this incentive.

### Requirements:

- Placed in service before 1936.
- Rehabilitated for income-producing, non-residential building use. (i.e. rental does not qualify but hotel use does).
- Substantial rehabilitation, exceeding the greater of either \$5,000 or the adjusted base value of the property (building only, exclusive of the land value).
- Cannot have been moved after 1935.
- Retain at least 50 percent of the building's external walls existing at the time rehabilitation began as external walls.
- Retain at least 75 percent of the building's existing external walls as either external or internal walls.
- Retain at least 75 percent of the building's internal structural framework.

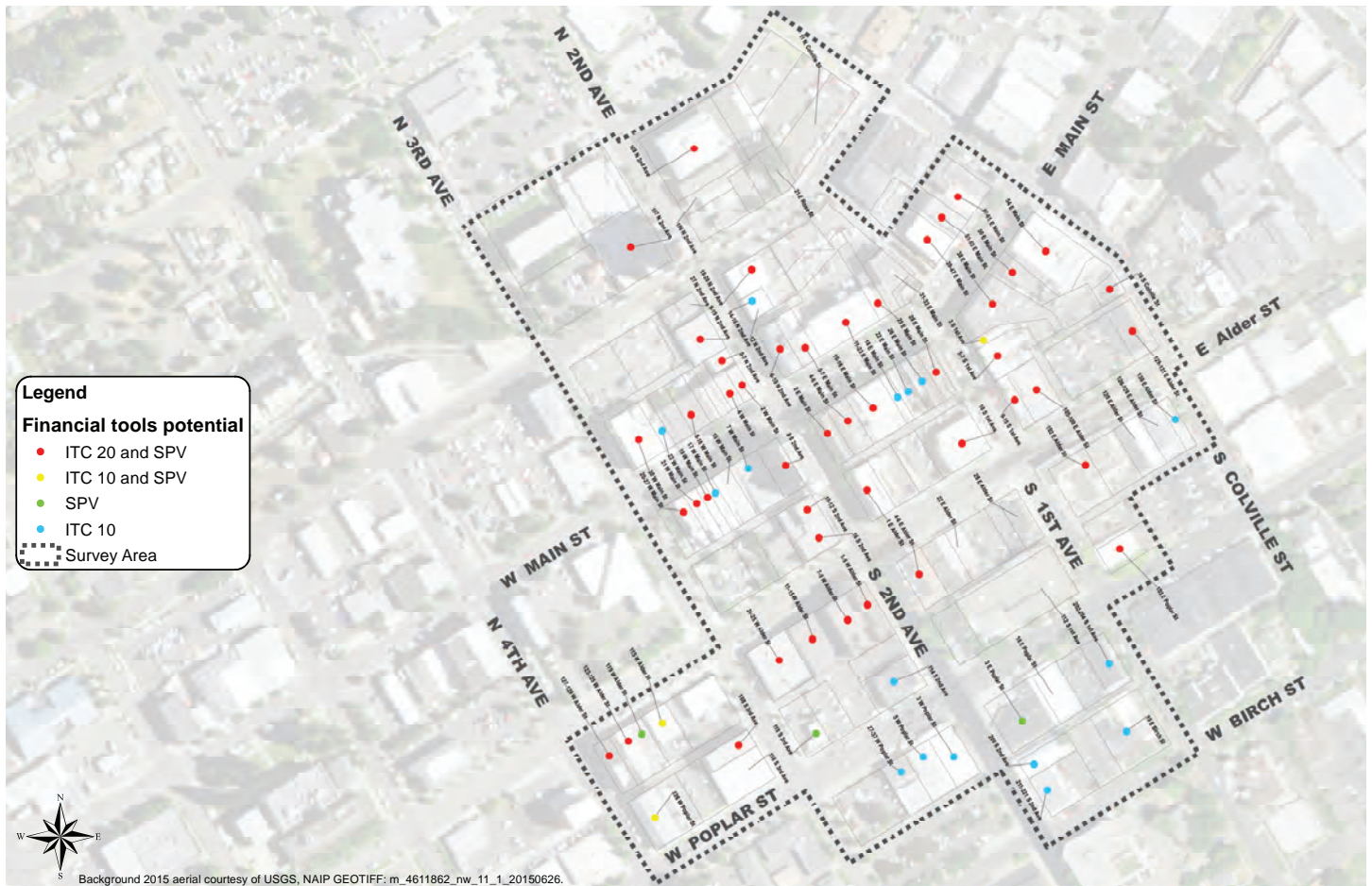
Within the survey area, there are multiple properties that could potentially utilize the tax credit. Refer to the Financial Tools map for details. These buildings could combine the credit with the local SPV program if they were listed to the WWRHP. These are all buildings that are not currently listed to the NRHP and were placed in service prior to 1936.

References for further reading: <http://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>

## SPECIAL VALUATION PROGRAM

This program allows property owners to deduct qualified expenditures for rehabilitating a listed historic property, subject to local design review, from their property's taxable value to achieve a special valuation, which the assessor then uses to calculate the annual property tax for ten years. (Chapter 84.26 RCW, <http://app.leg.wa.gov/RCW/default.aspx?cite=84.26&full=true>)

3. Washington Department of Archaeology and Historic Preservation. <http://www.dahp.wa.gov/tax-credits> (accessed January 18, 2016).



**Map 4.5 Economic Incentives**

The above map shows properties which may be eligible for historic property economic incentives.

Created by the state legislature in 1985, this program requires local jurisdictions to adopt an ordinance in order to allow property owners to take advantage of the tax deduction. Walla Walla adopted this ordinance in 2002 as part of becoming a CLG, making the program available to property owners (WWMC Section 2.27.070).

The intent of the program is to support, at the community level, the preservation of historic properties throughout the state by removing the disincentive of increased property taxes that are created when a property owner substantially improved a property. The primary benefit of the law is that during the 10-year special valuation period, property taxes will not reflect substantial improvements made to properties that are eligible for special valuation.

**Requirements:**

- Listed to the WWRHP or contributing to a Walla Walla or National Register Historic District.
- Design review of proposed rehabilitation work and receipt of a Certificate of Appropriateness approval from the Walla Walla Historic Preservation Commission.
- Incur qualified rehabilitation costs that equal at least 25 percent of the building’s assessed value (exclusive the land value) within a 24-month period prior to application.
- Submit a single-page application form to the county assessor by October 1 of the year in which the work is completed. The assessor will then forward this application to the city for review and approval of the qualified rehabilitation costs by the Walla Walla Historic Preservation Commission.
- Submit before and after photographs and an itemized expense worksheet to the city. This will be reviewed by the Walla Walla Historic Preservation Commission.



- Following commission consideration, the Commission enters into a historic preservation special valuation agreement between the city and owner for the duration of the 10 year special valuation period. Once this agreement is executed, then the commission approves the application.
- City forwards approval of the total project qualified rehabilitation cost to the assessor for recording.
- Owner pays recording fees with assessor and the special valuation remains in place for a period of 10 years.

Within the survey area, there are multiple properties that could potentially utilize the program if they were listed on the WWRHP. Refer to the Economic Incentives map for details.

#### References:

- [https://www.wallawallawa.gov/images/depts/Developmentservices/Hist\\_Pres\\_-\\_Spec\\_Val\\_Criteria\\_2015.pdf](https://www.wallawallawa.gov/images/depts/Developmentservices/Hist_Pres_-_Spec_Val_Criteria_2015.pdf)
- <http://www.dahp.wa.gov/special-tax-valuation>
- Sample itemization worksheet used by the City of Tacoma: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-worksheet-stv.xls>
- Sample affidavit of expenses used by the City of Tacoma: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-affidavit-expenses.doc>
- Guidelines for qualified expenses: <http://cms.cityoftacoma.org/planning/historic-preservation/financial/hp-guidelines-expenditures.pdf>

## PROJECT EXAMPLES

The following are a non-exhaustive list of potential projects the consultant team identified during field work that would support the retention of downtown's historic character and allow owners to access the outlined economic incentives.

- 39-47 E Main: an ITC/SPV candidate for removal of the front facade addition; brick work along south facade is quite remarkable; work on storefronts and facade would have dramatic impact on streetscape character; also restore openings along south facade.
- 108 S 3<sup>rd</sup>: a great example of a mothballed building, protecting the historic materials; this building is an excellent candidate for an ITC/SPV project and a key visual anchor to the area.
- 5-7 N 2<sup>nd</sup> Ave: good candidate for ITC/SPV work on storefronts and activation of the rear facade and alley.
- 10-12 S 2<sup>nd</sup> Ave: good candidate for work at windows and storefronts to have be individually eligible and support eligibility in district
- 1-5 W Alder: work to use ITC/SPV, uncover transoms
- 127-129 W Alder: important building to target for residential work or to correctly mothball until funding is available.
- 5-7 E Main: full facade covered, covering is not historically significant, removal and redo storefront
- 21 W Main: needs work at upper story on rear, good candidate for residential
- 17 W Main: good candidate for facade removal and restoration, added brick covering at facade
- 2 E Main: excellent residential for downtown and tax credit
- 10-16 E Main: could use some work on storefront
- 22 E Main: potential for storefront restoration
- 18 E Main: potential for storefront restoration
- 9-15 S 1<sup>st</sup> Ave: work on compatible storefront would be immense benefit for individual eligibility
- 105-109 E Alder: work on compatible storefront would help individual eligibility
- 130 E Alder: good candidate for exterior work to bring into eligibility at local level, still retains a high level of integrity, needs compatible work windows, storefront, and paint stripping from stone, and repainting
- 14-16 N 2<sup>nd</sup>: front facade work could potentially change contributing status

# 5. Appendix

---

## BIBLIOGRAPHY

- Bennett, Robert A. *Walla Walla: A Town Built to be a City, 1900-1919*. Walla Walla, WA: Pioneer Press, 1982.
- . *Walla Walla: A Nice Place to Raise a Family, 1920-1949*. Walla Walla, WA: Pioneer Press, 1988.
- . *Walla Walla: A Portrait of a Western Town, 1804-1899*. Walla Walla, WA: Pioneer Press, 1980.
- Berk Consulting and Brum and Associates. *Getting the Future Right: Washington State Historic Preservation Plan 2014-2019*. Department of Archaeology and Historic Preservation, 2014.
- “Building History Reports.” *Walla Walla 2020*. n.d. <http://ww2020.net/category/building-history-reports/> (accessed February 2017).
- “Chronicling America.” n.d. <http://chroniclingamerica.loc.gov> (accessed February 2017).
- Denfeld, Duane Colt, Ph.D. “World War II: Civilian Airports Adapted for Military Use.” *HistoryLink.org Online Encyclopedia of Washington State History*. August 21, 2012. <http://www.historylink.org/File/10110>.
- Directory of Walla Walla, Waitsburg and Dayton*. Walla Walla, W.T.: Millder, D. Allen, 1880.
- Hergert, Robert Wayne, and Historical Architectural Development Inc. *Dacres Hotel*. National Register of Historic Places nomination, National Park Service, 1974.
- “History of CTUIR.” Confederated Tribes of the Umatilla Indian Reservation. <http://ctuir.org/history-culture/history-ctuir> (accessed March 2017).
- Kadas, Marianne. *Marcus Whitman Hotel*. National Register of Historic Places nomination, National Park Service, 1999.
- Lyman, William Denison. *An Illustrated History of Walla Walla County, State of Washington*. W. H. Lever, 1901.
- Meeker, Mary. “History of 21-23 West Main Street, Walla Walla, WA - Brechtel Building.” *Walla Walla 2020*. July 2004. <http://ww2020.net/21-w-main/> (accessed March 2017).
- Morton, Ashley M. “Walla Walla’s Chinatown.” *Ashley M. Morton, Online Portfolio*. n.d. <http://ashleymmorton.weebly.com/selected-projects.html> (accessed March 2017).
- Mule, Mary, and Fort Walla Walla Museum. “Walla Walla’s Historic Trolley System.” *City of Walla Walla*. n.d. [epay.ci.walla-walla.wa.us:8800/lfportal/0/doc/630125/Electronic.aspx](http://epay.ci.walla-walla.wa.us:8800/lfportal/0/doc/630125/Electronic.aspx) (accessed March 2017).
- National Register of Historic Places. *How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1995.
- Paulus, Michael J. Jr., “Walla Walla - Thumbnail History.” *HistoryLink.org Online Encyclopedia of Washington State History*. February 26, 2008. <http://www.historylink.org/File/8486>.
- Polk’s Walla Walla (Walla Walla County, Wash.) City Directory, 1951-52*. Vol. 35. Seattle: R.L. Polk & Co., 1952.
- Polk’s Walla Walla (Washington) City Directory 1941*. Vol. 31. Seattle: R.L. Polk & Co., 1941.
- Polk’s Walla Walla City and County (Washington) Directory, 1931-32*. Vol. 26. Seattle: R.L. Polk & Co., 1931.

- R.L. Polk & Co.'s Directory of Walla Walla City and County*. Spokane, WA: R.L. Polk & Co., 1908.
- R.L. Polk & Co.'s Directory of Walla Walla City and County*. Spokane, WA: R.L. Polk & Co., 1909.
- R.L. Polk & Co.'s Walla Walla City and County Directory*. Seattle, WA: R.L. Polk & Co., 1902.
- R.L. Polk & Co.'s Walla Walla City and County Directory*. Spokane, WA: R.L. Polk & Co., 1904.
- R.L. Polk & Co.'s Walla Walla City and County Directory*. Seattle, WA: R.L. Polk & Co., 1905.
- R.L. Polk & Co.'s Walla Walla City Directory 1907*. Seattle, WA: R.L. Polk & Co., 1907.
- U.S. Army Corps of Engineers. "Mill Creek Dam and Bennington Lake." *U.S. Army Corps of Engineers*. n.d. <http://www.nww.usace.army.mil/Locations/District-Locks-and-Dams/Mill-Creek-Dam-and-Bennington-Lake/> (accessed March 2017).
- U.S. Department of Veterans Affairs. "Veterans Day, November 11, 1957: Walla Walla's Inauguration, The Centennial Observation of the Beginning of 'Fort Walla Walla,' November 20, 1857, Now U.S. Veterans Administration Hospital No. 85." Event program document. Whitman College and Northwest Archives.
- Walla Walla 2020. "Walla Walla's Chinatown: 1860 - 1940's." brochure, n.d.
- Walla Walla City and County Directory*. Vol. 1. Portland, OR: R.L. Polk & Co., 1893.
- Walla Walla City and County Directory*. Walla Walla, WA: Chas. I. Deane, 1898.
- Walla Walla City and County Directory*. Walla Walla, WA: Farr & Nicar, 1900.
- Walla Walla City Directory*. Vol. 2. Walla Walla, WA: Chas. I. Deane, 1892.
- Walla Walla City Directory*. Vol. 1. Walla Walla, WA: V. Amp. Smith, 1889.
- Walla Walla Residents and Business Registrations 1961*. Walla Walla, WA: Ted U. Hart, 1961.
- Walla Walla Residents and Business Registrations 1967*. Walla Walla, WA: Ted U. Hart, 1967.
- Walla Walla Union-Bulletin and Fort Walla Walla Museum. *Walla Walla Valley Memories: The Early Years*. Walla Walla, WA: The Union-Bulletin, 2006.
- Walla Walla Valley Wine Alliance. "Timeline." *Walla Walla Valley Wine Alliance*. n.d. <http://www.wallawallawine.com/#wine-regions-home> (accessed March 2017).
- Walla Walla Valley, Washington*. Walla Walla, WA: Walla Walla Commercial Club, n.d.
- Walla Walla: The Garden City*. 1910. Whitman College and Northwest Archives.
- Washington State Department of Archaeology and Historic Preservation. Architect Biographies. <http://www.dahp.wa.gov/learn-and-research/architect-biographies/henry-osterman> (accessed August 25, 2017).
- Washington State Office of Financial Management, Forecasting Division. "Decennial Census Counts of Population for Cities and Towns." 2010.
- Washington State Wine. "Walla Walla Valley." *Washington State Wine*. n.d. <https://www.washingtonwine.org/wine/facts-and-stats/regions-and-avas/walla-walla-valley> (accessed March 2017).
- "Water Quality Improvement Projects - Mill Creek Area: Multi-parameter." *Department of Ecology, State of Washington*. n.d. <http://www.ecy.wa.gov/programs/wq/tmdl/MillCrTMDL.html> (accessed March 1, 2017).

# MAPS

The following maps illustrate decades of construction in downtown Walla Walla and the survey area boundary overlaid on historic aerial images.



**Map 5.1. Decades of Construction**

This map shows how development within the survey area occurred each decade.



**Map 5.2. 1952 Aerial View**

1952 historic aerial photograph with an overlay of the survey area



**Map 5.3. 1957 Aerial View**

1957 historic aerial photograph with an overlay of the survey area



**Map 5.4. 1964 Aerial View**

1964 historic aerial photograph with an overlay of the survey area











**Map 5.5. 1976 Aerial View**





1976 historic aerial photograph with an overlay of the survey area











TABLE 5.1. SURVEYED PROPERTIES





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97400	3 S 1st Ave	Model Grocery		1910	No	Yes - National	No	Yes	ITC 10 and SPV	
97398	5-7 S 1st Ave			1910	No	Yes - National	Yes	Yes	ITC 20 and SPV	
97399	9-15 S 1st Ave	Elam's Bank	Cox-Jones	ca. 1907	No	Yes - National	Yes	Yes	ITC 20 and SPV	
543035	10 S 1st Ave	First Federal Savings & Loan	Banner Bank	1965	Yes	No	No	Yes	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97397	112 S 1st Ave		Union Bulletin	1947	No	No	No	No	None	
97401	202-204 S 1st Ave	McBride Building	McBride Building	1908	No	No	No	No	ITC 10	
97260	5-7 N 2nd Ave	(Clara) Quinn Building	Skylight Gallery	1909	No	Yes - National	Yes	Potential	ITC 20 and SPV	
97251	6-10 N 2nd Ave	Rees-Winans Block	Jones Building	1890	Yes	Yes - National	No	Yes	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97246	9-19 N 2nd Ave	Pedigo-Loney Building		1909	No	Yes - National	Yes	Yes	ITC 20 and SPV	
NA	12 N 2nd Ave		Heritage Distilling	2008	No	Yes - National	No	No	None	
97252	14-16 N 2nd Ave	A.K. Dice Building		1899	No	Yes - National	No	No	ITC 10	
97250	18-20 N 2nd Ave	Pantorium Cleaners and Dye Works	Pantorium Building	1922	DAHP DNE	Yes - National	Yes	Listed	ITC 20 and SPV	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97249	27 N 2nd Ave	Whitman College Office Building	Walla Walla Emergency Management	1971	No	Yes - National	No	No	None	
543008	106 N 2nd Ave	Sherwood & Roberts Incorporated		1955	No	No	No	No	None	
9379	107 N 2nd Ave	Marcus Whitman Hotel	Marcus Whitman Hotel	1928	WHR, NRHP listed	Yes - National	Yes	Yes	ITC 20 and SPV	
53883	128 N 2nd Ave	Walla Walla Post Office and Courthouse	Walla Walla Main Post Office	1914	WHR, NRHP listed	No	No	Yes	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97259	8 S 2nd Ave	Baker Boyer Bank	Baker Boyer Bank	1911	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
543036	16 S 2nd Ave		Baker Boyer Bank Annex 2	1956	No	Yes - National	No	Yes	ITC 20 and SPV	
97253	114 S 2nd Ave	Walla Walla Implement Company	Gary's Paint and Decorating	1930	No	No	No	No	ITC 10	
543039	209 S 2nd Ave	Loehr & Son Sheet Metal Works	ResCare Home Care	1916	No	No	No	No	ITC 10	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97245	211-221 S 2nd Ave	Carl's Shurefine Market	Inland Family Dentistry	1948	No	No	No	No	ITC 10	
709443	10-12 S 2nd Ave	Inter-State Savings and Loan	Baker Boyer Bank Offices	ca. 1910	No	Yes - National	Yes	No	ITC 20 and SPV	
97325	108 S 3rd Ave	Betz Brewery Office Building	Duff's Cold Storage	1910	Yes	Yes - Local	Yes	Yes	ITC 20 and SPV	
97326	115 S 3rd Ave			1939	No	No	No	Yes	SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
709376	116 S 3rd Ave	Duff's Drive-in Dairy Store	Christian Life Center	ca. 1930	No	No	No	No	None	
97317	1 E Alder St	First National Bank	Banner Bank	1920	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
97314	4-6 E Alder St	Denny Buildng	Denny Building	1906	No	Yes - National	Yes	Yes	ITC 20 and SPV	
708883	22 E Alder St	Old National Bank of Washington	US Bank	1976	No	No	No	No	None	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
NA	28 E Alder St		Community Bank	1973	No	No	No	No	None	
97312	102 E Alder St	Pacific Northwest Bell	Telephone Building	1936	Yes	No	No	Yes	ITC 20 and SPV	
97316	105-109 E Alder St	J.H. Morrow Implement Building	Stone Soup Cafe	1907	No	Yes - National	Yes	Yes	ITC 20 and SPV	
709389	120 E Alder St	Cummins Athletic Supply	Cummins Athletic Supply	1950	No	No	No	No	None	










DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
709440	126-128 E Alder St			ca. 2008	No	No	No	No	None	
97315	129-131 E Alder St	Masonic Temple	Copeland Building	1905	DAHP DNE, however Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
97313	130 E Alder St	Barber Building/ DeWitt Funeral Home	Holly's Flowers	ca. 1902	No	No	No	No	ITC 10	
97310	1-5 W Alder St	Drumheller Building	Drumheller Building	1904	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
709392	7-9 W Alder St	Gustav Harras Building		1904	No	Yes - National	Yes	Yes	ITC 20 and SPV	
709393	11-15 W Alder St		Sprint	1910	No	Yes - National	Yes	Yes	ITC 20 and SPV	
97311	21-25 W Alder St	Recreation Bowling Alleys	Red Monkey	1910	No	Yes - National	Yes	Potential	ITC 20 and SPV	
97309	115 W Alder St	Whoopee Tavern	Misbehavin' Salon	1921	No	Yes - Local	Yes	Yes	ITC 10 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97308	119 W Alder St	Garden City Buildings	Saffron Restaurant	1921	No	Yes - Local	Yes	Listed	ITC 20 and SPV	
709394	123-125 W Alder St	Garden City Feed Mill	Garden City Plaza	1906	No	Yes - Local	Yes	Listed	ITC 20 and SPV	
97307	127-129 W Alder St	McFeely Tavern and Hotel	McFeely Tavern and Hotel	1911	No	Yes - Local	Yes	Yes	ITC 20 and SPV	
97266	19 E Birch St	DeWitt Funeral Home	Birch Place	1930	No	No	No	No	ITC 10	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
9351	11 N Colville St	Teague Motor Co.			Demolished	Demolished	Demolished	Demolished	None	
97281	16 S Colville St			1920	No	Yes - National	Yes	Yes	ITC 20 and SPV	
97348	2 E Main St	Paine Building	Sterling Bank	1879	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
9357	4-6 E Main St	Reynolds Day Building	Cundiff Building/ Falkenberg's	1874	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97330	5-7 E Main St	Stephens Block	Pioneer Title, Betz Building, Dorothy Greenough's, Pioneer Title	1876	No	Yes - National	Yes	Potential	ITC 20 and SPV	
97331	10-16 E Main St	Seil Building (Somerindyke Building)	Seil Building	1886	No	Yes - National	Yes	Yes	ITC 20 and SPV	
97328	11-23 E Main St	Barrett Building	Merchants	1880	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	




DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97335	18 E Main St	Peoples State Bank	Martin's Jewelers	1916	No	Yes - National	No	No	ITC 10	
97356	22 E Main St		McDonald Zaring Insurance	1915	No	Yes - National	No	No	ITC 10	
97329	25 E Main St	Kennedy Building	Purple Parasol	1879	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
97336	26 E Main St			1903	No	Yes - National	No	No	ITC 10	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97337	28 E Main St	Sayers Building	Beehive Building	1890	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
9360	31-33 E Main St	NA	Land Title Company	1977	NRHP listing removed for previous building on site (Walla Walla Armory)	Yes - National	No	No	None	
97332	38 E Main St	Die Brucke Building	Die Brucke	1903	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
97338	39-47 E Main St	Quinn Building	Plumb Cellars, Darrah's	1903	No	Yes - National	Yes	Potential	ITC 20 and SPV	





DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97333	50 E Main St	Liberty Theater	Macy's	1917	WHR, NRHP listed	Yes - National	Yes	Yes	ITC 20 and SPV	
97339	51-53 E Main St	Whiteside Building/ Westside Building	Garden City Furniture	1890	No	Yes - National	Yes	Listed	ITC 20 and SPV	
97390	54 E Main St	Jensen Building	Bon Ton/Macy's	1919	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
97340	57-61 E Main St	C. J. Breier Building		1926	Yes	Yes - National	Yes	Listed	ITC 20 and SPV	






DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97380	2 W Main St			1885	No	Yes - National	Yes	Yes	ITC 20 and SPV	
97378	4 W Main St	Tallman's	Tallman's	1909	Yes	Yes - National	No	Yes	ITC 20 and SPV	
543213	7 W Main St	F.W. Woolworth Co.	Baker Boyer Bank, W Main Annex	1914	No	Yes - National	No	No	ITC 10	
97379	8-16 W Main St			ca. 1892	No	Yes - National	Yes	Yes	ITC 20 and SPV	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
709421	15 W Main St		Parking Garge	1995	No	Yes - National	No	No	None	
97359	17 W Main St			1914	No	Yes - National	No	No	ITC 10	
97357	19 W Main St	HE Holmes Bldg	Delmonico Hotel	1887	No	Yes - National	Yes	Yes	ITC 20 and SPV	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97358	21 W Main St	Brechtel Building	Shep's Smoke Shop, Miller Studios	1869	Yes	Yes - National	Yes	Yes	ITC 20 and SPV	
9361	22 W Main St	O'Donnell Hardware Building	O'Donnell, W., Hardware	1875	DAHP DNE	Yes - National	No	No	ITC 10	
97360	25-27 W Main St	Max Baumeister Building	Max Baumeister Building	1889	WHR, NRHP listed	Yes - National	Yes	Yes	ITC 20 and SPV	
9382	30 W Main St	Gardner's Department Store Building	Gardner Building	1911	No	Yes - National	Yes	Listed	ITC 20 and SPV	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97275	2 E Poplar St	Firestone Store & Gas Station		ca. 1930	No	No	No	Yes	ITC 10 and SPV	
709466	16 E Poplar St		Destination Crossfit	1940	No	No	No	No	None	
97274	103 E Poplar St	Coyle Oldsmobile		1976	No	No	No	Potential	SPV	
97278	3 W Poplar St	Logan Chevrolet	Inland Printing	1930	No	No	No	No	ITC 10	

DAHP ID	ADDRESS	HISTORIC NAME	COMMON NAME	YEAR BUILT	INDIVIDUAL NRHP STATUS	WITHIN A HISTORIC DISTRICT	CONTRIBUTING TO A HISTORIC DISTRICT	INDIVIDUAL LOCAL STATUS	FINANCIAL TOOL POTENTIAL	PHOTOGRAPH
97277	5 W Poplar St	Auto Freight Terminal	Jims Glass Shop	1930	No	No	No	No	ITC 10	
97276	27-37 W Poplar St		Centerline Martial Arts	ca. 1948	No	No	No	No	None	
97273	126 W Poplar St	McDonald's Feed & Sales Stable	Charter Communications	1905	No	Yes - Local	Yes	Listed	ITC 10 and SPV	
97411	21 E Rose St			1953	No	No	No	No	None	