

# **Reconnaissance Level Historic Property Survey of Downtown Walla Walla, Washington**

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## **FINAL REPORT**

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**08/14/2008**

## INTRODUCTION

### *Executive Summary*

The vision of the Washington State Preservation Plan acknowledges that “The cultural and historic resources of a community tell the story of its past, a past that makes any single community distinct from all other places.” (p. 1) When the National Trust for Historic Preservation designated Walla Walla one of America’s Great American Main Streets in 2001, it documented the dramatic change that began in the 1980s, when a wave of public concern and private investment turned downtown from a near wasteland with a 30% vacancy rate into a showplace of rehabilitation and a symbol of community pride. That reputation has endured, and the intrinsic value of the City’s past is largely what creates the sense of place that has attracted national recognition and substantial investment.

At many junctures in history, Walla Walla’s unique location and resources facilitated development booms. Amongst the earliest Washington territories to thrive, the downtown commercial corridor served as a backdrop to the birth of the state and evolved to meet the needs and opportunities to service wealth generated by gold mining and agricultural success. Today, wine and tourism industry progress promise more investment in downtown Walla Walla. Stabilized by three substantial academic institutions, a thriving arts community, continued agricultural success, and the appeal of its historic past, the same buildings that served early commercial enterprises stand poised to meet today’s opportunities.

The Downtown Walla Walla Foundation is an economic development agent supported by the City in the interest of maintaining a flourishing central commercial corridor. The Foundation uses the National Trust for Historic Preservation’s Main Street model of revitalization, with historic preservation as its main tool. The Foundation worked with the City to obtain Certified Local Government status, and now partners with the Historic Preservation Commission charged with enforcing the Historic Preservation Ordinance adopted as required.

A survey of historic resources helps establish the context for decisions about what warrants preservation within a district. The City and the Foundation developed a Downtown Master Plan adopted by City Council in 2004. A proactive tool fashioned to shape the City’s transition from a Great American Main Street community into an urban core that maintains its sense of place while meeting economic opportunities, the Plan established the boundaries surveyed in this report as its focus. The survey and report are a first glimpse and overview assessing the potential to create a downtown historic district and a tool to assist the Historic Preservation Commission, Development Services, and the Downtown Walla Walla Foundation in considering changes to historic downtown buildings.

### *Credits and Acknowledgements*

This project results from the partnership between the City of Walla Walla and the Downtown Walla Walla Foundation (DWWF). City Manager Duane Cole, City Council members James Barrow, Barbara Clark, Jerry Cummins, Dominick Elia, Dan Johnson, Shane Laib and Fred Mitchell; and Development Services Staff including Director Kim Lyonnaise and Historic Preservation Planner Gary Mabley were key in obtaining funding and approvals for this survey to move forward. Downtown Walla Walla Foundation board members, Executive Director Elio Agostini and Marketing and Events Manager Jennifer Northam provided support for the initiation and execution of the survey. The Downtown Walla Walla Foundation Design Committee, ably chaired by Sandra Cannon, prioritized the downtown survey effort in their committee work plans and assembled an excellent team of volunteers drawing heavily on the Historic Preservation Commission. Sandra Cannon, Lianne Schellenberg, Robb Lincoln, Gary Petersen, Larry Nelson, Bill Vollendorff, Mary Meeker, and Doug Saturno expended hours of research and review to help the City and

the DWWF match state grant funds. The Historic Preservation Commissioners are acknowledged for the service they provide to the City in its efforts to safeguard historic resources. Joe Drazan, Kirsten Schober of the Kirkman House, Michael Paulus, Archivist and Special Collections Librarian at Whitman College and Northwest Archives, and Bill Vollendorff of the Walla Walla County Assessor's office provided invaluable support in this endeavor. The stewardship of Walla Walla's historic and natural resources provided by Walla Walla 2020, including efforts to document and recognize important elements of the built heritage downtown, added valuable information to this survey. Finally, the staff of the Washington State Department of Archaeology and Historic Preservation, especially Megan Duvall, provided invaluable grant funding and technical support in the compilation of the survey.

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## **PROJECT BACKGROUND**

### ***Location and Size of Survey Area***

The survey area consists of approximately a hundred acres located in the central downtown of the City of Walla Walla, Washington. Walla Walla is the county seat, located in the southeastern corner of Washington, adjacent to Oregon and farther west, Idaho. The survey area consists of the broadest possible “downtown boundary” indicated in the City’s Downtown Plan. The “Historic Downtown” boundary recommended in the Downtown Plan consists of 79 acres.

### ***Project Proponent and Agency***

This project is funded through the Washington State Department of Archaeology and Historic Preservation through a grant to the City of Walla Walla, Washington. Walla Walla became a Certified Local Government in 19xx, and subsequently adopted a historic preservation ordinance as part of its municipal code. This historic preservation ordinance established a historic preservation commission charged with identifying and designating historic properties within the city.

Downtown Walla Walla Washington has been recognized for its collection of architecture ranging from the late 19<sup>th</sup> through the mid-twentieth centuries. A Main Street effort was initiated by downtown property owners, businesses, and city residents in 1984. The group, today formally known as the Downtown Walla Walla Foundation, applies the National Trust for Historic Preservation’s Main Street model of historic preservation-based economic development.

As a result, many downtown buildings have been preserved, and new construction has generally fit into the historic character of the old. With the support of the Downtown Walla Walla Foundation, the City applied for a DAHP grant to survey historic properties located within the boundary of the Downtown Master Plan, adopted in 2004. The survey will aid planners and historic district commissioners charged with reviewing proposed construction within the thriving downtown commercial area.

### ***Survey Personnel***

The survey and report were completed by Jill A. Dowling, MHP. Ms. Dowling meets (exceeds) the Secretary of the Interior’s Professional Standards for Architectural History and Historic Architecture as outlined by the National Park Service and published in the Code of Federal Regulations, 36 CFR Part 61.

### ***Acknowledgements***

In addition to those formally recognized through credits and acknowledgements, several specific individuals and organizations have contributed to identifying significant downtown structures. The Downtown Walla Walla Foundation has successfully incorporated historic preservation as a tool in the economic revitalization of the historic commercial core. A partner in this project, the Foundation has encouraged nearly 300 downtown rehabilitation projects which by 2001 had resulted in \$25 million of private-sector investment and \$15 million by the public sector.

The Walla Walla Valley Chamber of Commerce website lists over 70 commercial buildings that were constructed prior to 1940 and are not listed on historic registers.

Walla Walla 2020, a civic organization interested in sustainability and preserving Walla Walla's architectural and cultural heritage, initiated an historic building plaque and research project in 1994 that assists in documenting structures that are over 50 years old.

City residents serving on the Historic Preservation Commission and the Planning Commission in the interest of ensuring good land use decisions that take into account and preserve assets including historic resources are also recognized for their contribution supporting this effort.

### ***Survey Repository***

Copies of this survey are located at the City of Walla Walla Development Services Office, 55 Moore Street/P.O. Box 478, Walla Walla, WA 99362 and at the Washington State Department of Archaeology and Historic Preservation, 1063 South Capitol Way, Suite 106, Olympia WA 98501.

## RESEARCH DESIGN

### **Objectives**

The Reconnaissance Level Historic Property Survey of Downtown Walla Walla will aid planners and historic district commissioners charged with reviewing proposed construction within the thriving downtown commercial area by providing reconnaissance level inventory information for 188 properties within the downtown boundaries. Based upon review and consideration of this report, City officials, Historic Preservation Committee members, and citizens may elect to pursue an intensive level survey and National Register nomination for a Downtown Historic District.

As an award winning Great American Main Street community, Walla Walla has long recognized the value of using historic preservation as an economic development and community revitalization tool, Goal I of the State Historic Preservation Plan. The survey will provide City staff, decision makers, and review agencies an additional tool to integrate preservation principles into local land use decisions, regulations, and development processes, Goal IV of the State Historic Preservation Plan. The inventory information will fulfill the plan's fifth goal, to expand efforts to identify and preserve cultural and historic resources. By better understanding the range of resources that comprise Walla Walla's unique downtown, this survey aims to increase sensitivity within the community to the importance of historic preservation and the role that it plays in sustaining a strong sense of place and local identity, as well as safeguarding Walla Walla's important contribution to Washington State history (Goal VI).

### **Survey Methodology**

#### *Archival Research Material*

Archival research was undertaken at the Washington State Department of Archaeology and Historic Preservation, at the Walla Walla Public Library's local history room, and at the Kirkman House. Working with volunteers from the Downtown Walla Walla Foundation, a list of local history sources was cultivated and checked. Significant resources include Walla Walla 2020's historic property research records, "Up to the Times" historic photographs, tax records, previous historic and archaeological research, and consultation with knowledgeable experts to the level appropriate for a reconnaissance level architectural survey for the area under study. Volunteer efforts are ongoing to produce complete records drawing from the City Directories and other sources of historic photographs and materials.

#### *Specific Survey method used*

A **Reconnaissance Level** survey entails field identification of resources that broadly meet the survey requirements. The scope of this survey involved identification of properties forty five years or older within the downtown boundaries. Specific locations for the surveyed properties are indicated by identification of UTM coordinates in inventory forms and conveyed by mapping included with this report.

An electronic DAHP Historic Property Inventory Database was set up for Downtown Walla Walla and populated with information consisting of property address, observational information on architectural style and features, and photographic information. Select properties locally recognized through previous registration or identification have been indicated by development of "Statement of Significance" sections of the database.

Information on current owners, present and historic use, and other supplemental information have been provided where possible. Upon completion of field survey, this report will be expanded to include a recommended historic district boundary and identify “next steps.”

### *Field Techniques*

The survey boundaries for the downtown core were formalized in Downtown Master Plan, which adopted boundaries established in the 1989 Downtown Walla Walla Redevelopment Plan. The area is framed by residential neighborhoods, Whitman College, St. Mary’s Hospital, Highway 12, and auto-oriented uses that proliferate as downtown gives way west. While the Downtown Master Plan proposed a more restrictive “Historic Downtown” boundary within the planning area, the decision to survey the broader planning area was made in an effort to proactively identify and consider – at the reconnaissance level- a broad range of resources potentially impacted by proposed development projects before narrowing boundaries for future intensive survey.

The majority of properties within the survey boundaries are commercial structures ranging from one to three stories. The precise location of each resource is indicated within the survey forms through the inclusion of UTM data.

Field observation was initiated in 2007 through a photographic survey undertaken by the Downtown Walla Walla Foundation and its volunteers. The photo survey provided the basis for scoping the DAHP grant proposal, and provided preliminary information to the principal researcher who participated in the initial effort.

Field visits and photography were undertaken in March 2008 and June 2008. Surveying efforts include completion of required reconnaissance level survey data and consultation of City tax records for parcel, ownership, and approximate construction date information. Construction dates have subsequently been checked against various sources including Walla Walla 2020 property files, National Register nominations, and other archival sources.

Longitude and latitude information from Walla Walla County tax sifter GIS map applications was translated into UTM coordinates and spot checked for accuracy.

### *Identified Properties*

One hundred and eighty eight properties met the broad requirements of the survey, which at the Reconnaissance level entailed only being forty five years or older as of 2008. These ranged from a proliferation of mid-twentieth century simple commercial block buildings to architect-designed structures dating to the earliest City history.

### *Maps Used*

The primary map used for this reconnaissance survey was the Downtown Context Map developed in the City of Walla Walla’s Downtown Plan. A second map was generated using the County Tax Assessor’s GIS site. This tax parcel mapping was used to establish longitude and latitude coordinate that were then translated into UTM coordinates. City Sanborn Fire maps, Metskers Atlas of Walla Walla County, and other historic mapping was consulted in the study.

### *Public Participation and Project Publicity*

This survey effort was publicized by the Downtown Walla Walla Foundation (DWWF) and the City of Walla Walla in conjunction and with the support of the Walla Walla Union Bulletin. Initial notification of the grant application was



made via DWWF newsletters and web coverage in 2007. Upon initiation of the project, notification was made to the Union Bulletin. A public meeting held in February 2008 presented the survey boundaries and was well-covered by a front page Union Bulletin article on the effort. A subsequent public meeting will be held to announce the results of the survey upon acceptance of the final product in September 2008.

### **Expectations**

The 2007 Downtown Walla Walla photographic survey provided a good indication that the survey boundaries contained approximately 200 structures forty-five years or older. This was substantiated by field investigations, which resulted in 193 historic property inventory records. Of these, approximately 27 records document buildings comprising multiple street addresses.

While a handful of residential properties were anticipated within the boundaries, the majority of resources were expected to range within the Washington State's "Commercial" architectural classifications for Commercial Blocks (Enframed, One- and Multiple-Part Blocks, One- and Multiple-Part Vertical Blocks; Enframed Window Wall; Flatiron; Strip Commercial; Downtown Commercial Hotel and Downtown Residential Hotel).

The distribution of resources was expected to reveal a dense urban Main Street spine flanked by diffused density along parallel (Poplar, Alder, Rose) streets. The oldest buildings were expected in the central core, with notable landmark public buildings (Post Office, City Hall, County Courthouse) and private gems like the Marcus Whitman Hotel, Baker Boyer and First National Banks, and the American or Liberty Theater dispersed within the boundaries, providing justification for defining a large historic commercial downtown versus a more restrictive Main Street historic district. Vestiges of Walla Walla's industrial and transportation history exist to the north, with the Railroad Depot and Whitehouse Crawford extending the district towards the modern transportation corridor (State Highway 12) and more recent industrial and strip-style commercial and hotel development. St. Mary's Hospital and St. Patrick's Catholic Church provide substantial institutional anchors at the western survey edge, while Whitman College campus, Central Christian Church, and Carnegie Library anchor the eastern survey edge.

### **Survey Area**

The Downtown Master Plan effectively describes the boundary framework adopted for this survey:

*"The primary organizing element of Downtown Walla Walla is an existing street grid; although several streets are skewed and result in "T" intersections, Downtown Walla Walla is bounded by 7<sup>th</sup> Avenue to the west, Park Avenue to the east, Poplar Street to the south and State Highway 12 to the north. Mill Creek weaves through Downtown and is contained by a 70-year old concrete channel that alternates between culverts and day-lighting channels... Well established residential neighborhoods frame the southern and northern edges of Downtown. Whitman College anchors Downtown to the east and auto-oriented commercial flanks 9<sup>th</sup> Avenue, which acts as a primary conveyor to the City.*

*Although the tallest buildings are located at the intersection of 2<sup>nd</sup> and Main, the active heart of Downtown lies at the three-way intersection of 1<sup>st</sup> and Main. Commercial businesses offering outdoor gathering spaces create an active and busy hub for the community...*

*In general, the greatest concentration of development lies between 3<sup>rd</sup> Avenue and Colville Street. Commercial development abuts the public right of way and large display windows and animated sidewalks generate both pedestrian and vehicular traffic. Because multi-story buildings abut both the property line and adjacent buildings, development in this area is denser than in other sections of the study area and diminishes in outlying blocks of Downtown.”*

A map showing the boundaries of the survey area is included as Appendix B.

### **Summary of Earlier Survey Efforts**

A comprehensive inventory of historic resources has not been completed to date in the City of Walla Walla. However, the process has been initiated by the creation of the Walla Walla Historic Preservation Commission which is charged with the task through the Historic Preservation Ordinance. The Ordinance provides the means for voluntary nomination to the Local Historic Property Register. The following properties in the Downtown Area are on the Local Register: 51 East Main (Westside Building); 57 & 61 East Main & 5 North Colville (C.J. Breier Building); 119, 123 & 125 West Alder (Garden City Buildings); 33 South Colville ( Union Gas Station); 102 East Main (Southerland Building); 18 – 30 North 2nd Avenue ( Pantorium Cleaners & Dye Works); 30 West Main (Gardner Building). In addition to these efforts, Walla Walla 2020 maintains a listing of historic properties identified through their historic building plaque program and promoted by inclusion in their web-based mapping system.

The following properties have been included in the Washington Heritage and National Register of Historic Properties: Max Baumeister Building; Dacres Hotel; Liberty Theater; Marcus Whitman Hotel; St. Patrick Church, School and Rectory; Adolph Schwartz Building/Walla Walla Armory/Arcadia Dance Hall (Demolished); US Post Office; Carnegie Library/Walla Walla Public Library; Whitehouse Crawford Planing Mill.

Miscellaneous survey efforts have also identified local structures. The Walla Walla Armory (113 S. Colville Street) was determined eligible by the SHPO in 2004 as part of a Historic Structures Evaluation for the Washington Army National Guard. An Intermodal Surface Transportation Efficiency Act funded project in 1994 recorded various structures including 33 South Colville (206 East Alder), Walla Walla Valley Traction Company Station at 328 W Main, and the Teague Motor Company at 11 N. Colville Street. In addition, the Mill Creek Flood Channel was determined National Register eligible by the SHPO in 2004 as part of the Division Street Bridge Replacement study.

In addition, an incomplete “Main Street Historic District Cultural Resource Survey Form” was prepared in 1978 and exists in the DAHP archives.

### **Integration with Planning Process**

The Downtown Master Plan called for a series of Historic Preservation Strategies including the undertaking of this survey. The Plan advocated a review of the Historic Preservation Ordinance to ensure consistency with the Plan and regulatory ordinances; a survey of historic structures to identify important and contributing buildings; adoption of design review procedures; and design review training. Efforts to initiate design review before identification and evaluation of historic resources may have impeded this effort, as property owners concerned with their rights have expressed resistance to any design review, even voluntary.

When updated in 2007, the Walla Walla Urban Area Comprehensive Plan included in its *Economic Vitality Strategies*: **EV-11** Work with downtown property owners to maintain and improve the identity of Downtown Walla Walla and its “Main Street” character and to expand its vital and diverse specialty retail and service businesses. To accomplish this, a Downtown Design Plan should be developed to expand on the existing LID streetscape redevelopment. (See “Urban Design” in the Land Use Element, Chapter V.) The Plan recognizes the importance of community character by acknowledging that *“Walla Walla is a historical city with buildings dating back a century and a half. Twelve buildings and two sites are on the National Historical Register. Older neighborhoods contain turn of the century homes. Renovation has restored the historical character to many. Downtown, the “heart” of Walla Walla, is the social, economic, historic, and cultural center of our community. The citizens of Walla Walla take great pride in the preservation of our architecture and historical richness. The Downtown provides a vital and beautiful place for visitors, investors, shoppers, businesses, and other persons who want to enjoy it.”*

In the DOWNTOWN SUB-AREA PLAN -“THE HEART OF WALLA WALLA’ , planners continue to recognize that: *Walla Walla’s Downtown contains many of Walla Walla’s most historical buildings. Many buildings were constructed in the late 1800s to early 1900s. It accommodates a variety of commercial activities, especially pedestrian oriented businesses. Businesses, combined with compatible residential use, result in an efficient, attractive Downtown.*

### **Historical and Archeological Sites**

*The Downtown, though not a designated district, is a highly historic area. The Nez Perce Trail runs through the City. Between Colville and First Street is the site of the Steptoe cantonment (a temporary structure for housing troops) of 1856. Many buildings date from the late 1800’s to the early 1900’s. They include the Reynold’s Day Building (1874), Bee Hive (1890), Die Brucke (1903), Drumheller Building (1904), City Hall (1908), and many more not listed. Walla Walla will continue to protect and honor these important historical buildings. Our community’s character and economy depend on it.*

### **Urban Design**

*Good examples of positive urban design achievements which give Walla Walla its identity as an attractive city can be seen in the Downtown Streetscape Project and the restoration of many historic residential and commercial buildings.*

### **Redevelopment or Renewal**

*It is the general goal of the City of Walla Walla to conserve and enhance its historic resources. Preservation of a grouping (or district) of historic buildings helps to conserve the beauty and historic authenticity of the area. If historic structures continue to be destroyed, as in the downtown core with some notable exceptions, the beauty and historic significance of the whole community will soon be in jeopardy.”*

By emphasizing the importance of Downtown Walla Walla’s historic character throughout various planning documents, the City has laid the groundwork to support the Historic Preservation Commission in meaningful development reviews, and established and implemented tax and other incentives to promote historic preservation. The results of this survey substantiate the significance and integrity of historic resources Downtown, and make a case for formal recognition and registration of a district at the local, state, and national levels. This effort must include a substantial public education element, as past actions and misunderstandings about the restrictions of designation abound among property owners.

## HISTORICAL OVERVIEW

### Historical Development

#### I. Natural setting- natural resources that impacted historical development

From the earliest history, Walla Walla's relationship to the river and its fertile agricultural resources, including abundant grass for cattle, shaped its development. The city's very name has been attributed to the evolution of the Nez Perce and Cayuse word for running (waters): Walatsa.

The principal tributaries are the Columbia River, the Walla Walla River and Touchet rivers. These originate in the Blue Mountains and flow west, converging with Mill Creek and Dry Creek. The tribes that predated European settlement of the area- the Cayuse, Walla Walla, and Umatilla- lived in semi-permanent lodges at the eastern end of the Columbia River Basin. River access enabled the early Lewis and Clark exploration of the area, and encouraged the fur trade that formed the basis of the earliest area economy. In the mid-twentieth century, the Army Corps of Engineers was drawn to establish headquarters in Walla Walla to develop dams on the Snake River.

#### II. Local history overview

The 1818 establishment of Fort Walla Walla (originally Fort Nez Pierce) by the Northwest Fur Company was initially supported by local tribes like the Cayuse, who saw the fur trade as opportunity. Since the 1700s they had acquired and bred horses for trade. In 1821, the Hudson Bay Company merged with Northwest, and trade continued. By 1831 the original fort had been replaced.

Presbyterian missionaries Marcus and Narcissa Whitman arrived in 1836, establishing the Wailaptu mission at the Walla Walla River near Fort Walla Walla. Their early agricultural efforts included orchards, and in addition to ministering to the Cayuse, their letters encouraged early pioneers to the area.

A decade of unrest began in 1847, when the Cayuse killed the Whitmans and twelve other settlers and took fifty hostages. A measles epidemic and the killing of Cayuse by white men are attributed as the causes. Volunteer militias fought the Indians, and ultimately a trial was held in Oregon City. Public outcry over the Whitman massacre encouraged Congress to establish a territorial government. In 1848 Oregon Territory was established, and in 1853 Washington territory was established.

The ultimate site of the City of Walla Walla was prominent from these early days. When the 1<sup>st</sup> Territorial Legislature established the vast Skamania County, 450 miles by 200 miles, it included future Walla Walla County and located the county seat here "on the claim of Lloyd Brooks." The actual city would not be organized until the Native American conflict improved after 1858. The City incorporated in 1862.

The 1855 Treaty Council intensified the unrest and led to the Yakama Indian Wars after Yakama, Nez Perce, Walla Walla, Umatilla, and Cayues tribes ceded more than 6 million acres and then reneged. Settlers were banned from the region until 1858. During that time, the Fort Walla Walla military post was moved. Following the abortive second Walla Walla Council, Lieutenant Edward Steptoe led troops in Governor Stevens' party in inconclusive fights with the native tribes. Soon afterward, soldiers built Steptoe Barracks in the vicinity of today' Liberty Theater on East Main Street. A small civilian community was established nearby, originally called Steptoeville and later Walla Walla. The cantonment structures were abandoned in 1858 and Fort Walla Walla moved west.

In 1859, Territorial Legislature passed an act creating the infrastructure for Walla Walla County. County Surveyor HH Case laid out Walla Walla as a quarter mile square with its eastern side centered where Main Street crosses Mill Creek. According to the National Register nomination for the Walla Walla Armory/Arcadia Dance Hall (demolished), Main Street was laid out along one of the most heavily travelled early trails in the area, an important section of the Nez Perce Trail. The City received a Trustee town site of eighty acres from the US government, issued by the District land office in Vancouver, W.T. This was also the year that US Congress ratified treaties creating Yakama, Nez Perce, and Umatilla reservations, and white settlers streamed in with claims.

Walla Walla's auspicious planning coincided with the 1859 discover of gold on the Clearwater River in Idaho. The Mullan Road, planned as a 624-mile military road from Fort Walla Walla to Fort Benton, Montana, ultimately provided Walla Walla with a supply route to several mining districts. Although the city had only seven houses in 1860, it would thrive as a supply point for gold miners. ([http://www.historylink.org/essays/output.cfm?file\\_id=5225](http://www.historylink.org/essays/output.cfm?file_id=5225)) The year saw the first flour mills and orchards open, and the arrival of Dorsey Syng Baker, one of Walla Walla's most important pioneers, who successful mercantile operation evolved into Baker Boyer Bank, enabling civic contributions that ranged from donating property for the first local school and opening rail service from Walla Walla to the Columbia River.

The memory of Marcus and Narcissa Whitman was honored in this post-conflict period when Cushing Eells, a former colleague, obtained the first educational charter in the Washington Territory (December 20, 1859) and opened Whitman Seminary, a pre-collegiate academy for pioneer boys and girls. Eells wanted his school to be located outside Walla Walla on the Whitman mission site at Waitatpu, but local supporters prevailed in advocating for a site in the newly platted city. The school was re-chartered in 1883 as a four year (college) institution. ([http://www.historylink.org/essays/output.cfm?file\\_id=8335](http://www.historylink.org/essays/output.cfm?file_id=8335))

By 1861, Walla Walla's expansion as a mining supply center grew the city into the largest community in Washington Territory (population 3,500) and increased the county's population to significantly greater than that of the territory west of the mountains. Roads, bridges, and other infrastructure developed to meet growth needs. The *Washington Statesman*, the territory's third newspaper, was created. Local opportunity attracted a range of entrepreneurs-merchants, bankers, packers, freight haulers, and spawned entertainment endeavors including gambling. ([http://www.historylink.org/essays/output.cfm?file\\_id=7162](http://www.historylink.org/essays/output.cfm?file_id=7162))

Agriculture had existed before the gold rush, and businesses predating the boom supplied Fort Walla Walla. The Central Idaho gold mine deposits were depleted by 1863, the year Congress organized Idaho Territory and set the eastern boundary of Washington. ([http://www.historylink.org/essays/output.cfm?file\\_id=5173](http://www.historylink.org/essays/output.cfm?file_id=5173)). Walla Walla County's borders would be finally set in 1875, after the establishment of Columbia County. As Walla Walla's importance as a supply center for miners diminished, agriculture resumed as the key growth industry. While the practice of dryland wheat farming was most successful, a variety of other crops also flourished, including apples, peas, concord and wine grapes, and onions. Locals realized the need to transport crops to outside markets, and contemplated building a railroad from Walla Walla to Wallula as early as 1862.

Failure to gain public financing left local businessmen, most notably Dr. Dorsey Syng Baker, to finance the venture. Construction began in 1871. By 1876, nearly 17,000 tons of wheat were shipped to Wallula via the Walla Walla & Columbia River Railroad. Still, locals criticized Baker for setting the charge for freight too high. In 1879 Baker sold most of his company to chief stockholders of Oregon Steam Navigation Company and the remaining stock to Henry Villard soon thereafter. Villard extended the line southeast into Oregon and west from Wallula to Umatilla, Oregon. In 1881, he converted the line to standard gauge to meet the new Northern Pacific line being built east from Portland. ([http://www.historylink.org/essays/output.cfm?file\\_id=7630](http://www.historylink.org/essays/output.cfm?file_id=7630))

In his book, **Across the Plains and Over the Divide**, Randall H. Hewitt described the city of Walla Walla in 1862:

*This being the last outfitting frontier point from the Pacific side, made it a place of business importance. The dirty streets are crowded with freighting wagons and teams and pack animals and a considerable army of rough men.*

*One would naturally conclude, to judge from the numerous places where gambling was in progress, day and night, with an orchestra and free lunch as additional attractions in each establishment, that this was the chief occupation... all the games known to the guild are running in full blast unceasingly.*

*Things in and around the city moved on a fast plane; the church-going part of the population found ample room to worship in one small church edifice; but as Sunday deemed the best business day, it was not expected that many people could spend time in church-going diversions.*

An unnamed traveler on a stagecoach from Walla Walla to Boise in 1865 described plains covered with bunchgrass, extremely fertile farmed valleys, and few cattle.<sup>1</sup> Captain John Mullan, builder of the Mullan Road, described the daily stage rides between Walla Walla and Wallula in 1865 thus; “the wilderness of yesterday has today given place to homes, where material prosperity, at least, arrests the attention of the traveler at every mile of the journey.”

In 1864, local businessmen formed the Calliopean Society to encourage public lectures on cultural subjects, eventually giving way to a Library and Lyceum Association that succeeded in opening one of the first libraries in the Washington territory by 1878. By 1873, religious worship was possible at Methodist and Roman Catholic churches organized in 1859, as well as Congregational (1865), Episcopal (1872), and Presbyterian (1873) churches. Catholic schools were started in for girls (1864) and boys (1865), and Whitman Seminary opened in the city in 1866. The Walla Walla Agricultural Society held its first fair in 1866.

Dorsey Syng Baker’s mercantile evolved into the first bank in Washington, Baker Boyer Bank, by 1869. In rapid succession conveniences like telegraph service (1870) gave way to telephone service (1878), and the Sisters of Providence’s hospital, today known as St. Mary’s, opened in 1879. Regular mail service was established in 1879.

In 1880, Walla Walla was the largest city and continued to be a locale significant to the evolution of Washington Territory. Regular stage service enabled travel, and hotels like the Stine House accommodated visitors as early as 1873. The 1<sup>st</sup> Constitutional convention to decide Washington Statehood was held in Walla Walla in 1878. In 1886, the territorial legislature approved the location of penitentiary near Walla Walla; the next year the 160-acre site opened and received its first 97 prisoners.

By the time that Washington became a state in 1889, Seattle had begun to surpass Walla Walla, then population 4500, as the largest city in the territory. When the transcontinental rail lines bypassed Walla Walla, the city’s future potential for prominence became limited. Early politicians held Washington’s first State Constitutional Convention (1878) in the Reynolds Day Building, 4-6 East Main Street, on the second floor in a room known as Science Hall. Walla Walla ultimately lost the bid to become the state capital, but continued to thrive and innovate regionally. Agricultural production increased with the introduction of new farming machinery, such as the combine thresher-header (1884) and the side hill harvester (1891). Walla Walla maintained success as a Garden City, and added to its education orientation with the opening of Walla Walla College in 1892.

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<sup>1</sup> *Walla Walla of 1860s’ Disorderly Place*, Vance Orchard, Walla Walla Union Bulletin October 26, 1980.

The infrastructure supporting the community made strides around the turn of the century. A new gravity water system tapped Mill Creek (1906), replacing the old Walla Walla Water Company operation and offering fire suppression options that helped reduce local insurance rates. The Walla Walla Gas and Electric Company plant was built near Mill Creek in 1892, and replaced by 1905 with the Northwest Gas and Electric Company plant on the south fork of the Walla Walla River.

The original street car line first constructed in 1889 to connect the rail station to Whitman College and the City Cemetery was abandoned after operating at a loss for a decade. The Walla Walla Valley Traction Company was chartered in 1905, and soon thereafter a streetcar system connected Walla Walla to Milton Freewater, Oregon. The system operated until 1926, by which time automobiles were prevalent. Many auto-related buildings were constructed. The Franklin Motor Car Company enjoyed local success circa 1910-1915, and buildings for the Teague Motor Company date to the 1930s. City roads paving had started in 1904.

The city's population in 1900 exceeded 10,000, and by 1910 nearly doubled again to 19,364. In April of 1910, Up to the Times reported that Walla Walla Valley manufacturers had determined their annual business exceeded five million dollars and represented a large and varied list ranging covering food, building, agricultural, and household goods. The need for military reinforcement in the Garden City had diminished such that Fort Walla Walla closed in 1910, and was converted into a Veterans' Hospital in 1921. In 1914, the City gained a handsome new Federal Post office, a substantial architectural statement recognizing Walla Walla's importance as a regional center.

Since the reported gaming of the 1860s, recreation established its place in the downtown landscape. A substantial- and prosperous- local community now supported a diversity of cultural venues. The Keylor Grand Theater, capable of seating more than a thousand, was built in 1905, the same year the Walla Walla City Library opened in a structure with funds from library philanthropist Andrew Carnegie. A movie house came to Walla Walla in 1906; the Walla Walla Symphony was organized in 1907; the 43-acre Pioneer Park, the beginning of the city's park system, opened in 1908; and the region's first (seven-story) "skyscraper," the Baker Boyer Bank building, was completed in 1911. The theater today known as the Liberty, originally the American, was completed in 1917 to house both motion pictures and vaudeville shows, and the Elite Bowling Alley opened in the basement of the New Hooper building. According to the National Register nomination for the Dacres Hotel, the regional community came to Walla Walla to shop, attend the theatre, and enjoy hotel amenities including a barbershop and bar.

By 1920 Walla Walla reported nearly 25,000 residents. By 1928, growth had slowed and the population was reported at 22,330. Local citizens had together raised \$150,000 to construct the 174-room Marcus Whitman Hotel, just one example that the built environment continued to flourish.

During the Great Depression, the price of wheat fell and a Canadian tariff closed the valley's main market for fresh fruits and vegetables. Walla Wallans responded by establishing their own experimental cannery, the Walla Walla Canning Company, in 1932. The experiment was a success: production increased and other canneries opened in the valley.

As in many historic downtowns, fire was an early problem. As a result, most of the city's old wood buildings had been replaced with brick buildings by the twentieth century. The original Stine House burnt in 1892, replaced by the Dacres Hotel in 1899. The Whitehouse-Crawford Planing Mill was re-built in 1903-1904 as a result of a fire that destroyed the original mill, lumberyard, and associated buildings across 3<sup>rd</sup> Avenue.

In 1931, the city suffered a disastrous three day flood. The downtown had grown up around Mill Creek, where early miners camped to procure supplies from local merchants. On March 31, 1931 the creek overflowed, pushing

boulders down Main Street , overwhelming the sewer system, and eroding bridges before knocking out the water main. By 1932 Walla Walla conceived of the Mill Creek flood channel, and the Works Progress Administration (WPA) began construction in 1938. The Army Corps of Engineers completed the structure in 1942, and it remains today as an example of a large scale flood control project that involved nearly every important government agency of the Depression era. In 1941, the same district office of the Corps built a bomber air training base around the Walla Walla municipal airport, and conceived plans for dams along the Columbia and Snake river, including the McNary Dam, leading to the 1948 selection of Walla Walla as the site of a new district office for the U.S. Army Corps of Engineers. By the late twentieth century, the Corps presence significantly increased and their new headquarters occupies an entire city block.

Many of Walla Walla's most prominent early citizens are remembered in the building and business names extant today. The Baker Boyer Bank maintains its 1911 headquarters and the names of early proprietors' Dorsey Syng Baker and John Boyer. Max Baumeister, an entrepreneur in banking, real estate, and insurance built 25-27 East Main in 1889. Jesse Drumheller, a prosperous early wheat farmer, constructed 1-15 West Alder. While no building bears the name of John Stahl, the pioneer brewer and business man who constructed the Walla Walla Armory and Arcadia Dance Hall building (demolished) that replaced the original City Hall on Main Street, his son in law Adolph Schwartz's name remains associated with 33 South Colville. John Bachtold put up funds for the Walla Walla Valley Traction Company building at 328 West Main.

The Carnegie Library and Liberty Theater remain as examples of architect Henry Osterman, who arrived in Walla Walla in 1899 and partnered with his former apprentice Victor Siebert in 1913.

### III. ARCHITECTURAL TRENDS

While buildings in Walla Walla represent good architecture and create a compelling sense of place, few examples of high styles are readily evident within the survey area. Architectural descriptions in the survey draw on style references typical for the significant period of downtown development: 1870 to 1930. Styles represented include:

**Beaux-Arts style 1893-1929:** Emphasizes classical (Greek) forms and styles, elaborate detailing, massive plans, heavy masonry. Mostly used for grand public and institutional buildings. The primary inspiration for this style was Chicago's *Columbian Exposition* (known as the Great White City) in 1893, and many of the early, prominent examples of Beaux Arts can be dated to within a decade of the turn of the 20th century.

**Second Empire Victorian 1860-1900:** Basically Italianate style/forms with mansard roof. Dormer windows, sometimes a square (not round) tower, decorative brackets, molded cornice, similar to Italianate detail on windows, doors; Floor plan often includes *pavilions*: outward projection of a building's center or side.

**Romanesque Revival 1870-1900:** Round arches over windows and/or entryways; thick, cavernous entryways and window openings; thick masonry walls, rounded towers with conical roof; facades are asymmetrical; variable stone and brick façade. On elaborate examples, polychromatic facades with contrasting building materials.

**Queen Anne/Stick/Eastlake 1880s-1905:** Steeply pitched, irregular roof shapes; dominant, front-facing gable; patterned shingles, bay windows, *picturesque* massing, polychromatic and decorative ornamentation; partial or full-



width porches of one story; multiple gables and dormers; occasional towers and turrets, rounded or square. Differing wall textures are their "hallmark". This is the most eclectic style of the Victorian era. Anything goes: style itself is based on "decorative excess" and variety. No focus on specific historical detailing; rather, a combination of various forms/styles.

**Colonial Revival 1910-1940:** A dominant style for domestic buildings nationwide 1900-1940s. Georgian and Adam styles were the backbone of revival ideas, with a secondary influence of **Dutch Colonial** (with the characteristic Gambrel roof). The Colonial Revival style is sometimes referred to as **Neo-Georgian**, due to its striking resemblance to the earlier Georgian and federal styles.

**Tudor Revival 1910-1940:** False (ornamental) *half-timbering*, a medieval English building tradition, often with stucco or masonry veneered walls, steeply pitched roof, cross-gabled plans. A variant of this is sometimes referred to as the **Picturesque Cottage** or **English Cottage**, which typically includes a picturesque (asymmetrical) floor plan but without the half timbering. A whimsical variant of the Tudor Revival is the playful **Storybook Style**, also known as the **Cotswold Cottage** or **Hansel and Gretel Cottage**

**Neoclassical Revival 1893-1940:** Directly inspired by the Beaux-Arts style and the Columbian Exposition (Chicago World's Fair, 1893). The style tends to include the features of: classical symmetry, full-height porch with columns and temple front, and various classical ornament such as dentil cornices. Basically, this is the revival of the Greek Revival style that dominated the first half of the 19th century.

**Italian Renaissance 1910-1940:** Often identified with a low-pitched, hipped roof, often with ceramic tiles and sometimes flat, hinting at its Mediterranean source region; wide, overhanging eaves with large brackets under the roofline; arched doors and windows, primarily on the first floor; Italian-style entryway, often with classical columns; facade usually symmetrical, but occasionally found in asymmetrical or picturesque floor plans. Eave brackets are a distinguishing feature of the Italian Renaissance period style. Also referred to as **Renaissance Revival**.

**Mission Revival 1900-1940:** The style includes Mission-shaped dormers and/or roof parapet; wide, overhanging eaves, exposed rafters, red-tiled roof, stucco walls, arched windows/doors on ground level.

**Art Deco/Art Moderne 1925-1940:** **(1) ART DECO:** Smooth wall surface, often stucco; smooth-faced stone and metal; polychromy, often with vivid colors; forms simplified and streamlined; geometric designs including zigzags, chevrons; towers and other vertical projections, presenting a vertical emphasis; machined and often metallic construction materials for decorative features. **(2) ART MODERNE:** Smooth, rounded wall surfaces, often stucco; flat roof with small ledge at roofline; horizontal grooves or lines in walls (sometimes fluted or pressed metal); asymmetrical façade; casement/corner windows or other horizontally arranged windows; metal balustrades; glass-block windows, often curved. Unlike Art Deco, an emphasis on the *horizontal*.

**Modern/International 1930s-1980s:** Modern structural principles and materials; Concrete, glass, steel the most common; occasionally reveals skeleton-frame construction, exposing its structure; rejected non-essential decoration; ribbon windows, corner windows a hallmark of the style; bands of glass as important as bands of "curtain wall"; balance and regularity admired and fostered; flat roof, without ledge. Often with thin, metal mullions and smooth spandrel panels separating large, single-pane windows. Common for commercial and institutional buildings through the 1930s.

## ANALYSIS

### Characteristics

The first Fort Walla Walla was constructed of timber floated down the Walla Walla river from 100 miles away, the second of driftwood from the Columbia, and the final of adobe comprised of clay and wild grass. By the 1870s, a local brickyard and kiln was established, key in the generation of brick buildings that replaced wood structures burned in 1875 and 1887 and remaining in evidence downtown today. Critical wood products essential in the development of early Walla Walla were produced at the Whitehouse Crawford Planing Mill, founded in 1904 with ties back to an operation dating as early as 1880. By 1910, lists of locally manufactured products include brick and tile, store fixtures, sash and doors, and general wood products.

The most distinguishing feature of downtown is its relationship to Mill Creek, which winds its way throughout the district. Adjacent buildings are founded atop the channel banks, and this initial driver of development today is largely hidden beneath undistinguished barriers alongside or behind buildings.

The main entrance to downtown is heading south on 2<sup>nd</sup> Avenue from Route 12. The intersection of Main and 2<sup>nd</sup> organizes grid patterned streets in north, south, east and west orientations. The survey covered a broad planning boundary. While Main Street maintains a continuity of scale, rhythm and materials between 3<sup>rd</sup> Avenue and Palouse, the broader survey area is better characterized by disparate key significant buildings and more modest twentieth century commercial infill, typically single story often transportation-related in use, often interrupted by vast parking lots and/or setbacks atypical in a historically urban downtown environment.

Main Street and more substantial buildings along Alder and Poplar are typically red brick, two story commercial structures with projecting cornices, arched openings, and tall rectangular windows. Nearly all buildings have flat roofs with parapets. While buff colored bricks are evident, terra cotta is prevalent. Stylistically, examples of Italianate, Beaux Arts, Art Deco, and Queen Anne detailing are incorporated into traditional commercial forms.

No formal historic district exists, and there is some resistance on the part of building owners to formally recognize and list a district. Within the survey area, buildings dating from circa 1870 to 1930 could contribute to a Downtown Historic District. Different character areas convey different historic associations within the downtown. Twentieth century industrial and utilitarian structures on East Alder tell a story very different from the County Courthouse block on West Main or the traditional historic "Main Street." Iconic structures like Baker Boyer Bank, the Federal Post Office, the Depot and the Marcus Whitman hotel have achieved national significance already recognized in their listings on the National Register of Historic Places.

While architecturally varied, the majority of the survey area is significant under Criterion A of the National Register of Historic Places, for community associations and planning. Walla Walla played an important role in the early development of Washington from territory into state, and while few structures remain from this earliest period, the alignment of Main Street along the Nez Perce trail, downtown's continued relationship to Mill Creek, and the significant presence of county and federal entities reflect that historical importance.

Many buildings at least contribute to the district by virtue of embodying architectural styles or forms typical of the range of time periods they represent, rendering them significant under Criterion C.

Additional research is necessary to confirm significance under Criterion B. While beyond the scope of a reconnaissance level survey, many of Walla Walla's buildings express their connection to important local figures by virtue of their names. These structures tend to be distinguished enough to definitively contribute to a historic district; their associations may be substantial enough to render them independently eligible for National Register listing.

While intrusions and noncontributing structures exist, the district is more hampered by the absence of structures where paved lots now accommodate parking or substantial setbacks for modern infill. Despite this, the smattering of individually significant buildings in these areas amidst random blocks that retain significance suggest that design guidelines directing more appropriate urban development would be helpful in reconnecting the historic district and creating the appropriate sense of place.

The city's earliest history establishes its regional, state, and even national significance. As the most populous city in Washington before and during the earliest days of statehood, Walla Walla was the site of very many important "firsts." Its natural amenities occasioned various counties and even Oregon and Idaho to jockey for association as boundaries were drawn. This distinguishes Walla Walla as exceptionally significant on local, regional and State-wide levels.

Downtown Walla Walla's built heritage was recognized as valuable when local citizens banded together to implement the National Trust for Historic Preservation's Main Street model in establishing what is today the Downtown Walla Walla Foundation (DWWF). The DWWF has assisted property and business owners preserving and restoring the Liberty Theater, the Jennings Building, Pioneer Title, and other significant buildings that definitively "contribute" to the historical significance of downtown. In the twenty-first century, Walla Walla has been recognized as among the country's best places to retire (CNN, 2005) and a significant wine producing destination. These factors have brought development interest from major regional markets like Seattle, Portland, and San Francisco. Even outside developers have to date largely recognized the role that historic resources play in Walla Walla's desirability for investment and tourism.

Walla Walla's history is one that emphasizes ingenuity, discovery, and self-reliance. The downtown historic district reflects a variety of resources bearing witness to a range of institutional, industrial, commercial and community uses. The presence of the Army National Guard, the Army Corps of Engineers, the Masons, county and local governments, Whitman College, Baker Boyer, Banner, and other banks, and varied arts, commercial, and utilitarian interests reflect the significance and success of the city itself. Walla Walla has always responded to the opportunities afforded it by virtue of its locale, resources, and the people drawn to its development. The built environment remaining today reflects this storied past, and portends a future of continued development and success.

## **Survey Results**

The results of the historic property survey were consistent with initial expectations. Walla Walla maintains an impressive representation of a built heritage that evolved in response to the unique role that the City played in early regional, state, and local history. While the greatest percentage of buildings surveyed (21%) represent the first decade of the 20<sup>th</sup> century, twenty-four buildings built between 1860 and 1900 document the prosperity of a time when Walla Walla was the largest community in the Washington Territory

While many of the city's buildings of exceptional significance have been included in the National Register of Historic Places, Washington Heritage Lists or local register already, the process of surveying the downtown boundaries emphasizes the need for further research and documentation, possibly leading to local, state, or National designation for a number of potentially eligible historic properties. These are indicated in the map figure presented with the Research Design, but include: 511 North 2<sup>nd</sup> Avenue; 328 West Main Street; 302 West Main Street; 315 West Main Street and associated buildings; 315 West Alder Street; 126 West Poplar Street; 3 West Poplar Street; 1-15 East Alder Street; 4-6 West Alder Street; 1 West Alder Street; 2 South Second Avenue; 8 South Second Avenue; 2 West

Main Street; 11-23 East Main Street; 38 East Main Street; 54 East Main Street; 205-229 East Main Street; 7 South Touchet Street; 28 South Spokane Street; 129 East Alder Street; and 120 East Alder Street.

### **Development Trends**

Development in the recent real estate climate presents a significant threat to Walla Walla's historic downtown. In recent years, real estate parcels have changed hands quickly with new owners speculating on the area's potential wine industry and tourism growth. A strong interest in protecting property rights has slowed the pace of preservation and design regulation, despite the existence of a Historic Preservation Ordinance and Commission as required of any Certified Local Government. Local historic designation is voluntary, and a vocal minority continues to rally against the City-sponsored establishment of a downtown historic district and design guidelines, despite the national recognition of Walla Walla's historic commercial core.

Premium real estate prices bring with them investors' expectations of returns. Absentee investors with few ties to the area will be better stewards of the built environment if quantifiable rules exist to protect it.

The Washington State Historic Preservation Plan notes that :

*Many people believe that listing a cultural or historic resource on the National Register of Historic Places or Washington Heritage Register protects it from being significantly altered or demolished. This is not the case as these designation programs are intended to be honorary distinctions, providing only limited protection.*

*However, when a local government creates a program that designates cultural or historic resources as "significant," the designation is often accompanied by controls that protect as well as honor those sites. Conceived by Congress in the National Historic Preservation Act (NHPA), the Certified Local Government (CLG) program has created a network of local historic preservation entities meeting proscribed state and federal standards. Administered in Washington by OAHP, there are over thirty CLG jurisdictions ranging in size from Ritzville to King County. These locally based preservation programs offer a range of preservation services including technical assistance, design review, and public outreach efforts. Importantly, CLGs sustain citizen bodies that review and designate cultural and historic resources having local significance. Protections provided by local historic designations allow communities to experience significant benefits, such as:*

- **Protection of the architectural and historic character of buildings or neighborhoods.** *Local historic designation programs usually require design review of major actions such as demolitions, significant alterations, or new construction. For example, local review may help avoid demolition of a historically or architecturally significant building, or inspire an in-fill project or new addition to follow design standards and thus enhance compatibility with surrounding historic buildings.*
- **Greater property value appreciation.** *The fact that both residential and commercial property values increase in historic districts has been demonstrated by studies across the country and in communities that vary greatly in size and demographics. Typically, property value appreciation rates are greater in designated historic districts than nondesignated areas. Occasionally they are the same, but in no instance are appreciation rates lower.*
- **Stimulates reinvestment.** *Higher property values increase property tax revenues for local governments, thereby encouraging additional private investment*

As a Certified Local Government with a Historic Preservation Ordinance and Commission, a high level of historic preservation regulation is in place. Without formal boundaries, period of significance, or other indication of what warrants protection downtown, the Historic Preservation Commission is left with the responsibility of protecting a great, valuable resource with little technical guidance on exactly how to do so. The establishment of a downtown historic district and adoption of design guidelines would make the historic preservation process seem less arbitrary, and provide valuable tools for local citizens to safeguard “the story of their past.”

## REPORT RECOMMENDATIONS

As indicated earlier in this report, all resources surveyed were over 45 years old and most would contribute to the significance of a downtown historic district for their enduring role in place-making a city with the exceptional local, state, and regional history of Walla Walla. The boundaries that the Downtown Master Plan proposed for “historic downtown” are however quite expansive and include a significant amount of non-contributing resources. That report recognized that the open space and non-contributing parcels are opportunity areas that would benefit from design guidance that reinforces the beneficial characteristics of downtown’s historic resources.

While Interim Design Guidelines are included in the municipal code, the proposed Guidelines have yet to be adopted and there remains concern on the part of property owners about formally designating or nominating a Downtown Walla Walla Historic District. This survey is a first step in documenting the resources that exist downtown. The next step in preservation planning will entail evaluating those resources through an intensive survey effort.

A compelling case could be made to define and defend a National Register Downtown Walla Walla Historic District that would also satisfy requirements for listing in the State Register using the broad boundaries suggested in the Downtown Master Plan. While the Historic Preservation Commission, the Downtown Walla Walla Foundation, Walla Walla 2020 and other constituencies might support this action, there remains a compelling need to gain support for preservation designation among property owners and the general public.

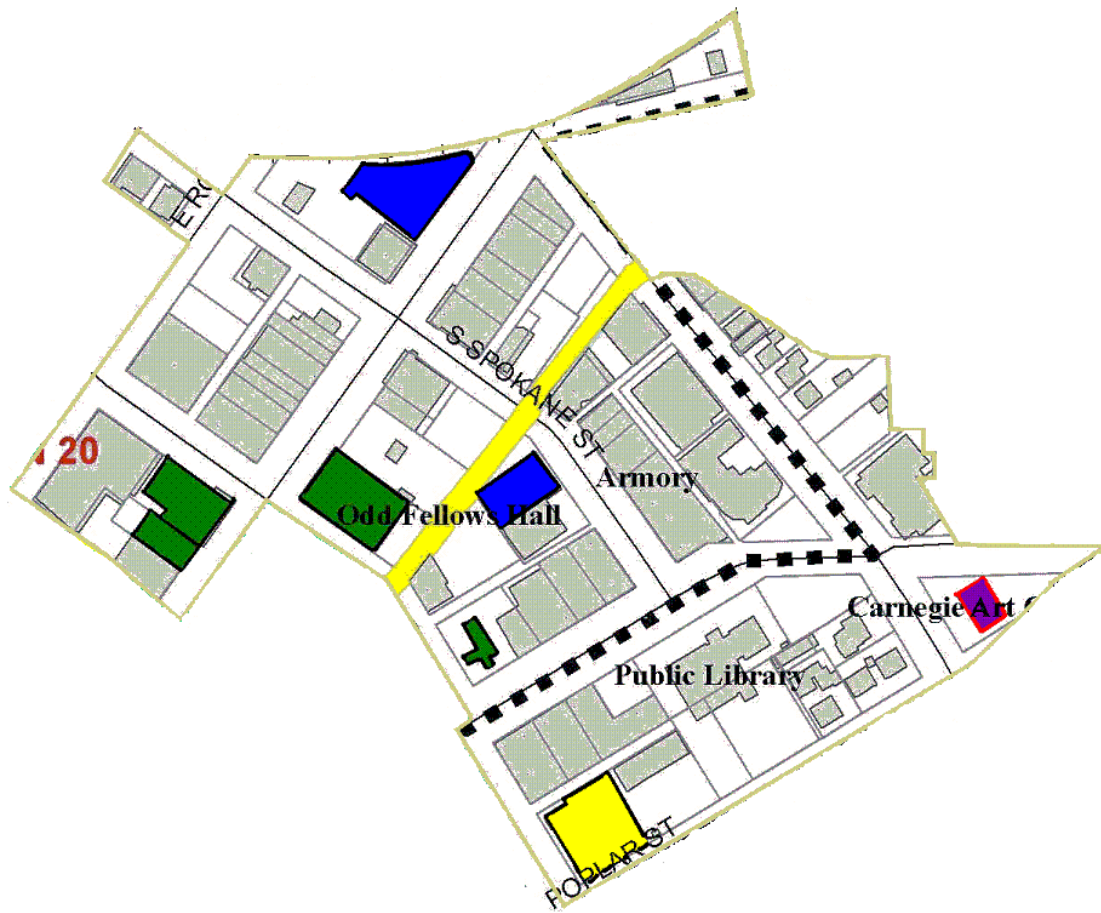
The citizens of Walla Walla value their historic downtown, and this is captured in most planning documents guiding local government. A concentrated effort is necessary to educate and inform the public about the benefits of historic preservation and alleviate unrealistic fears about the repercussions of designation.

City planning staff is stretched to their limits in their daily responsibilities, and the addition of a full time Historic Preservation Planner could assist both Development Services Staff and the Assessor charged with duties related to the tax-based historic preservation incentives offered to property owners. Dedicated staff would be better equipped to allay concerns, publicize and facilitate incentives, and assist the Historic Preservation Commission in their stewardship responsibilities.

In the meantime, a more manageable approach to preservation planning that could facilitate designation and protection of historic resources would be for supportive constituencies to undertake the independent designation of the properties proposed for further study, while the City and Historic Preservation Commission divided the broad downtown historic boundary into sub- areas to pursue Historic District designations. Based on the results of this survey, a logical approach would distinguish western, central, and eastern downtown historic preservation districts. The benefits of this approach could include design and development review approaches tailored to the resources represented, and may allow designation of one or more of the three to move forward where property owners unhesitatingly share the city’s commitment to historic preservation. The following maps illustrate three potential approaches to boundary designation. These maps indicate National Register listed properties (red outline), Washington State Heritage Sites (purple infill), locally designated sites (green infill), properties proposed for further study and potentially individual eligibility (blue infill), and properties previously determined eligible by the State Historic Preservation Office (yellow infill).

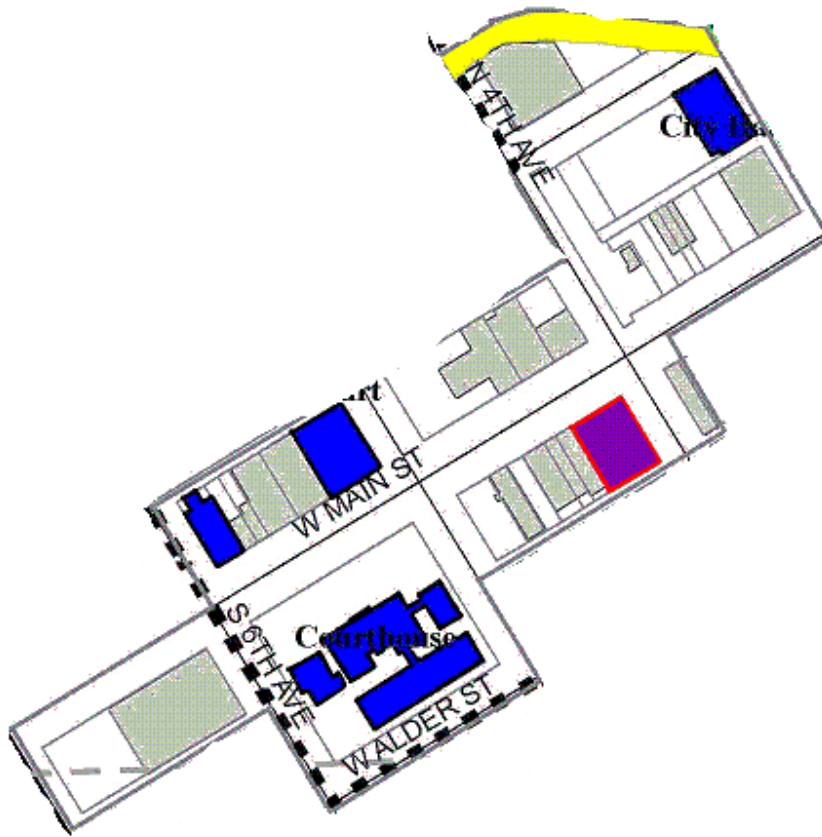


**Project Mapping: Proposed Central Downtown Historic Preservation District**



**Project Mapping: Proposed Eastern Downtown Historic Preservation District**





## Project Mapping: Proposed Western Downtown Historic Preservation District

### CONCLUSION

The City of Walla Walla should be commended for the proactive historic preservation effort represented by initiating a reconnaissance level survey of downtown. The database and records generated by the project will be valuable tools to Historic District Commissioners and City officials in planning and development.

## APPENDICES

### A. Reference and Resources

Becker, Paula. *Walla Walla County – Thumbnail History*. History Link Essay published at [http://www.historylink.org/essays/output.cfm?file\\_id=7679](http://www.historylink.org/essays/output.cfm?file_id=7679)

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National Register of Historic Places Forms (Dacres Hotel, Carnegie Center of the Arts (Walla Walla Public Library), Whitehouse Crawford Planing Mill, Max Baumeister Building, Marcus Whitman Hotel, American Theater (Liberty Theater), Walla Walla Armory/Arcadia Dance Hall,

Orchard, Vance. "Walla Walla of 1860s 'disorderly place'," *Walla Walla Union Bulletin*, Oct 26, 1980

Sanborn Fire Maps, 1884-1905 (updated)

Survey-Inventory Form, Community Cultural Resource Survey (1978) for Main Street Historic District

"The Walla Walla Mill Creek Plant that Was Built in 1892", *Journal of Electricity* Volume 53, No. 12, p.428.

Up to the Times (Magazine) 1907-1912

Washington State Inventory of Historic Places, Miscellaneous Inventory Forms for resources in downtown Walla Walla.

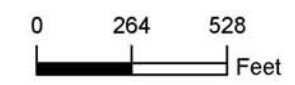
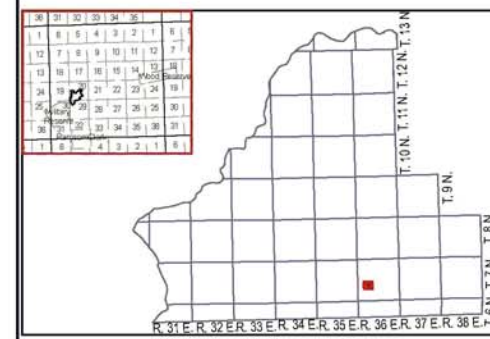
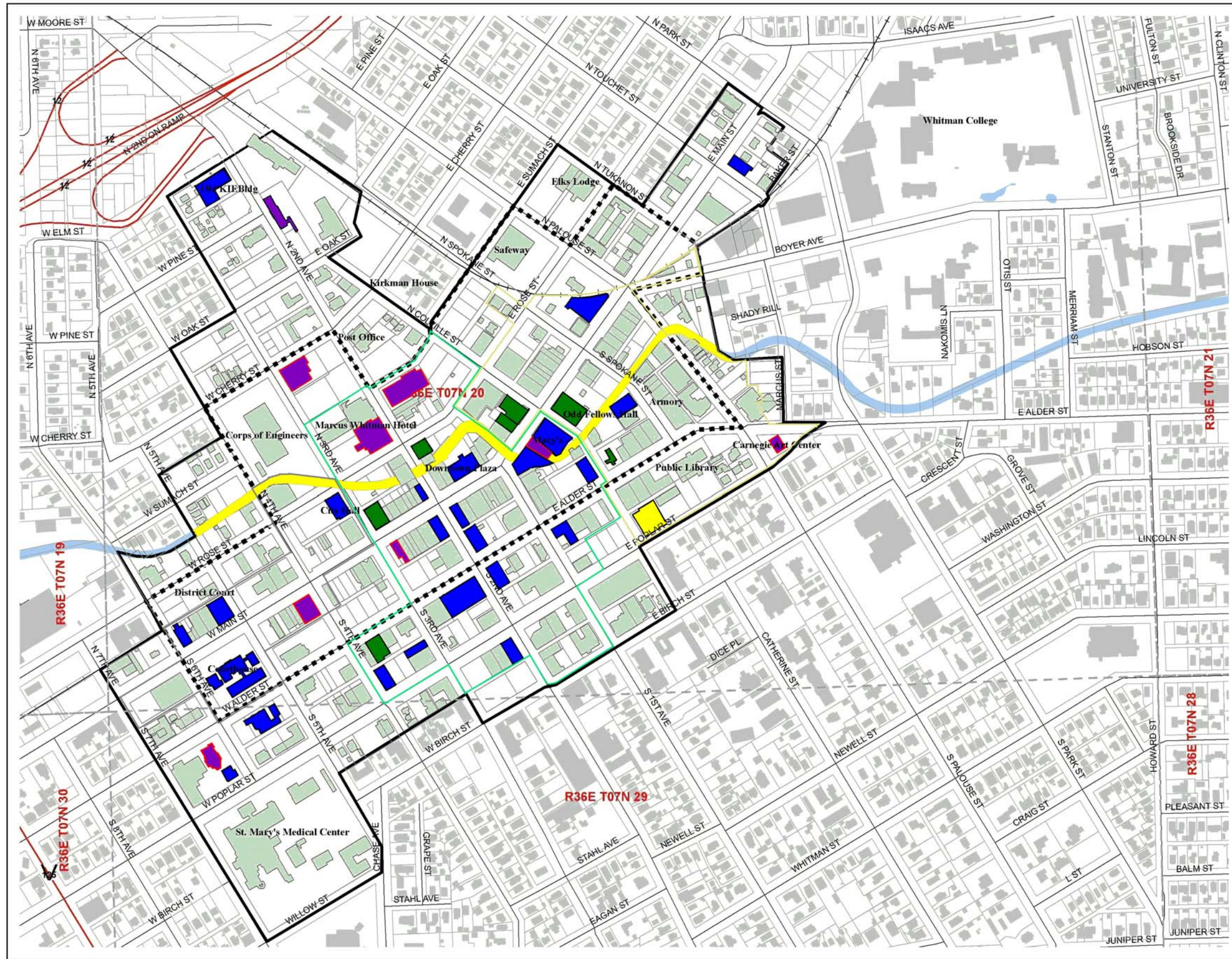
## B. Survey Area Map



# City of Walla Walla Downtown Walla Walla Historic Property Survey Boundary Map

## Legend

- Properties for Potential Future Designation
- Local Register
- Washington Heritage Listed
- Both National Register Listed and Washington Heritage Listed
- Determined Eligible





### C. Construction Date Breakdown Table

# Construction Date Breakdown Table

DateOfConstruction	Loc_FullAddress	SiteNameHistoric
No Date		Mill Creek Channel
	115-127 E Birch St, Walla Walla, WA 99362	
	217-225 E Alder St, Walla Walla, WA 99362	
	27 N 2nd Ave, Walla Walla, WA 99362	
	309-315 W Alder St, Walla Walla, WA 99362	
	320-328 W Poplar St, Walla Walla, WA 99362	
1869		
	21 W Main St, Walla Walla, WA 99362	Brechtel Building
1874		
	4 & 6 E Main St, Walla Walla, WA 99362	Reynolds Day Building
1875		
	22 W Main St, Walla Walla, WA 99362	O'Donnell Hardware Building
1876		
	5 E Main St, Walla Walla, WA 99362	Stephens Block
1878		
	202-206 W Main St, Walla Walla, WA 99362	L. G. K. Smith Building
1879		
	2 E Main St, Walla Walla, WA 99362	Paine Building
	208-212 W Main St, Walla Walla, WA 99362	Lacey/Whitman Building
	25 E Main St, Walla Walla, WA 99362	Kennedy Building
1880/1882		
	9-23 E Main St, Walla Walla, WA 99362	Barrett Building
1881		
	415 W Alder St, Walla Walla, WA 99362	St. Patrick's Church, School and Rectory
1885		
	2 W Main St, Walla Walla, WA 99362	
	208 W Sumach St, Walla Walla, WA 99362	
	214 W Sumach St, Walla Walla, WA 99362	
1886		
	10-16 E Main St, Walla Walla, WA 99362	Seil Building (Someryndyke Building)
1887		
	19 W Main St, Walla Walla, WA 99362	HE Holmes Bldg
1889		

DateOfConstruction	Loc_FullAddress	SiteNameHistoric
1890	129 W Main St, Walla Walla, WA 99362	Washington Bank Building/The Cresent Drug
	25-27 W Main St, Walla Walla, WA 99362	Max Baumeister Building
1899	127 E Rose St, Walla Walla, WA 99362	
	28 E Main St, Walla Walla, WA 99362	Sayers Building
	51 E Main St, Walla Walla, WA 99362	Whiteside Building/Westside Building
1900	12 N 2nd Ave, Walla Walla, WA 99362	A.K. Dice Building
	201-209 W Main St, Walla Walla, WA 99362	Dacres Hotel
1901	104 S Palouse St, Walla Walla, WA 99362	
	244 Marcus St, Walla Walla, WA 99362	
	53 S Palouse St, Walla Walla, WA 99362	
	59 S Palouse St, Walla Walla, WA 99362	
	8 W Main St, Walla Walla, WA 99362	
1901, 2006	14 W Main St, Walla Walla, WA 99362	
	315 N 3rd Ave, Walla Walla, WA 99362	
	508 E Main St, Walla Walla, WA 99362	
1902	117 E Rose St, Walla Walla, WA 99362	
	105 N Spokane St, Walla Walla, WA 99362	
1903	210-214 E Alder St, Walla Walla, WA 99362	
	211 W Main St, Walla Walla, WA 99362	
	223 W Main St, Walla Walla, WA 99362	
	26 E Main St, Walla Walla, WA 99362	
	38 E Main St, Walla Walla, WA 99362	Die Brucke
1904	39 E Main St, Walla Walla, WA 99362	
	1-15 W Alder St, Walla Walla, WA 99362	Drumheller Building
	212 N 3rd Ave, Walla Walla, WA 99362	Whitehouse Crawford Co Planing Mill
1905	230 E Main St, Walla Walla, WA 99362	The Midway
	109 S Palouse, Walla Walla, WA 99362	Walla Walla Public Library
	126 W Poplar St, Walla Walla, WA 99362	McDonald's Feed & Sales Stable

DateOfConstruction	Loc_FullAddress	SiteNameHistoric
	214-226 E Main St, Walla Walla, WA 99362	HH Hungate
	22 Boyer Ave, Walla Walla, WA 99362	
	26 Boyer Ave, Walla Walla, WA 99362	
	41 S Palouse St, Walla Walla, WA 99362	C. A. Mott Building #1
	525 E Main St, Walla Walla, WA 99362	
1906		
	107 N 2nd Ave, Walla Walla, WA 99362	Marcus Whitman Hotel
	119, 123, 125 W Alder St, Walla Walla, WA 99362	Garden City Buildings
	28 S Spokane St, Walla Walla, WA 99362	YMCA
	4 E Alder St, Walla Walla, WA 99362	Denny Building
	66 S Palouse St, Walla Walla, WA 99362	Central Christian Church
1908		
	15 N 3rd Ave, Walla Walla, WA 99362	City Hall
1909		
	101-103 E Main St, Walla Walla, WA 99362	Struther's Building
	124 E Main St, Walla Walla, WA 99362	Rhodes Music Store
	126-128 E Main St, Walla Walla, WA 99362	Harry Reynolds Building
	328 W Main St, Walla Walla, WA 99362	Interurban Depot Building
	4 W Main St, Walla Walla, WA 99362	
	9 N 2nd Ave, Walla Walla, WA 99362	
1909-1940		
	5-7 1/2 N 2nd Ave, Walla Walla, WA 99362	(Clara) Quinn Building
1910		
	108 S 3rd Ave, Walla Walla, WA 99362	Betz Brewery Office Building
	126 W Rose St, Walla Walla, WA 99362	
	127 W Poplar St, Walla Walla, WA 99362	
	129 E Alder St, Walla Walla, WA 99362	Copeland Building
	202 E Alder St, Walla Walla, WA 99362	
	23-25 W Alder, Walla Walla, WA 99362	
	3 S 1st St, Walla Walla, WA 99362	
	30 W Main St, Walla Walla, WA 99362	Gardner Building
	43 S Palouse St, Walla Walla, WA 99362	
	5-7 S 1st St, Walla Walla, WA 99362	
1911		
	127 & 129 W Alder St, Walla Walla, WA 99362	McFeeley Tavern and Hotel
	8 S 2nd Ave, Walla Walla, WA 99362	Baker Boyer Bank
1912		



DateOfConstruction	Loc_FullAddress	SiteNameHistoric
1913	130 E Alder St, Walla Walla, WA 99362	Barber Building/DeWitt Funeral Home
1914	102 E Main St, Walla Walla, WA 99362	Southerland Building
1915	128 N 2nd Ave, Walla Walla, WA 99362	US Post Office Walla Walla Main
	17 W Main St, Walla Walla, WA 99362	
	416 N 2nd Ave, Walla Walla, WA 99362	Northern Pacific Railway Depot
	9 N Spokane St, Walla Walla, WA 99362	
1916	22 E Main St, Walla Walla, WA 99362	
	231 W Poplar St, Walla Walla, WA 99362	
	18 E Main St, Walla Walla, WA 99362	
1917	209-221 S 2nd Ave, Walla Walla, WA 99362	Loehr & Son Sheet Metal Works
	315 W Main St, Walla Walla, WA 99362	Walla Walla Courthouse
	207-221 E Main St, Walla Walla, WA 99362	Dahlen Auto Company
1918	35 S Spokane St, Walla Walla, WA 99362	Johnson Electric Building
	50 E Main St, Walla Walla, WA 99362	American Theatre
	7 W Poplar St, Walla Walla, WA 99362	
1919	401 W Main St, Walla Walla, WA 99362	Brotherton Building
	54 E Main St, Walla Walla, WA 99362	Jensen Building
1920	113 S Colville St, Walla Walla, WA 99362	Armory Building
	115 E Main St, Walla Walla, WA 99362	
	16 S Colville St, Walla Walla, WA 99362	
	202 (113) S 1st St, Walla Walla, WA 99362	McBride Building
	304 N 2nd Ave, Walla Walla, WA 99362	
1920, 1966	1 E Alder St, Walla Walla, WA 99362	First National Bank
1921	10 N 2nd Ave, Walla Walla, WA 99362	
	115 W Alder St, Walla Walla, WA 99362	
	121 E Main St, Walla Walla, WA 99362	C.A. Mott Building #2
1922		

DateOfConstruction	Loc_FullAddress	SiteNameHistoric
	18-30 N 2nd Ave, Walla Walla, WA 99362 33 S Colville St, Walla Walla, WA 99362	Pantorium Cleaners and Dye Works Marcy's Service Station/Union Gas Station
1922-1929		
1923	200-202 E Main St, Walla Walla, WA 99362	MacMarr Grocery
1925	223 W Poplar St, Walla Walla, WA 99362	
	21 W Pine St, Walla Walla, WA 99362	
	215 W Main St, Walla Walla, WA 99362	Pastime Café/Restaurant
	318 W Main St, Walla Walla, WA 99362	
	320 W Main St, Walla Walla, WA 99362	
	9-17 Boyer Ave, Walla Walla, WA 99362	Flatiron Center
1926	23 S Spokane St, Walla Walla, WA 99362	
	308 W Main St, Walla Walla, WA 99362	
	508 N 3rd Ave, Walla Walla, WA 99362	
	516 N 3rd Ave, Walla Walla, WA 99362	
	57-61 E Main St, Walla Walla, WA 99362	C. J. Breier Building
	9-11 S 1st St, Walla Walla, WA 99362	Smitten Bldg
1927	18 W Pine St, Walla Walla, WA 99362	
1928	109 E Main St, Walla Walla, WA 99362	
	212 E Main St, Walla Walla, WA 99362	Cullen, Youdovitch, Pratt Buildings
	510 N 3rd Ave, Walla Walla, WA 99362	
	7 S Touchet St, Walla Walla, WA 99362	
1929	25 S Spokane St, Walla Walla, WA 99362	
	29 S Spokane St, Walla Walla, WA 99362	
	43 S Spokane St, Walla Walla, WA 99362	
	47 S Palouse St, Walla Walla, WA 99362	
1930	10 N 7th Ave, Walla Walla, WA 99362	
	11 N 4th St, Walla Walla, WA 99362	
	111 E Main St, Walla Walla, WA 99362	
	113 E Main St, Walla Walla, WA 99362	
	114 S 2nd Ave, Walla Walla, WA 99362	

DateOfConstruction		Loc_FullAddress	SiteNameHistoric
	123 E Main St, Walla Walla, WA 99362		
	16 Boyer Ave, Walla Walla, WA 99362		
	18 W Main St, Walla Walla, WA 99362		
	19 E Birch St, Walla Walla, WA 99362		
	208 E Main St, Walla Walla, WA 99362		
	228 E Main St, Walla Walla, WA 99362		
	229 E Alder St, Walla Walla, WA 99362		
	3 W Poplar St, Walla Walla, WA 99362		
	307 N Colville St, Walla Walla, WA 99362		
	314 W Main St, Walla Walla, WA 99362		
	5 W Poplar St, Walla Walla, WA 99362		
	511 N 2nd Ave, Walla Walla, WA 99362		
	515 E Main St, Walla Walla, WA 99362	Vitart Photography Studio	
	527 E Main St, Walla Walla, WA 99362		
	73 S Palouse, Walla Walla, WA 99362	First Congregational Church	
1930, 1948			
	27 S Palouse St, Walla Walla, WA 99362		
1935			
	203 W Alder St, Walla Walla, WA 99362	Keylor Grand Building- H & H Sports and Loan	
1937			
	205 N Colville St, Walla Walla, WA 99362		
	209 N Colville St, Walla Walla, WA 99362		
	247-251 1/2 E Poplar St, Walla Walla, WA 99362		
1939			
	115 S Third Ave, Walla Walla, WA 99362		
	15 S Spokane St, Walla Walla, WA 99362	O.D. Keene	
	207 N Colville St, Walla Walla, WA 99362		
1940			
	105 E Alder St, Walla Walla, WA 99362		
	120 E Alder St, Walla Walla, WA 99362		
	29 S Palouse St, Walla Walla, WA 99362		
	305-7 E Main St, Walla Walla, WA 99362		
	314 N 2nd Ave, Walla Walla, WA 99362		
	34 S Palouse St, Walla Walla, WA 99362		
	35 S Palouse St, Walla Walla, WA 99362		
	410 N 3rd Ave, Walla Walla, WA 99362		
1941			

DateOfConstruction	Loc_FullAddress	SiteNameHistoric
	11 S Palouse St, Walla Walla, WA 99362	
	19 E Cherry St, Walla Walla, WA 99362	
	2-16 E Poplar St, Walla Walla, WA 99362	
1942		
	44 S Palouse St, Walla Walla, WA 99362	
1943		
	220 & 220 1/2 E Alder St, Walla Walla, WA 99362	
1944		
	412 W Main St, Walla Walla, WA 99362	
1945, 1950		
	10 & 11 N Colville St, Walla Walla, WA 99362	
1946		
	208 N 2nd Ave, Walla Walla, WA 99362	
1948		
	430 W Main St, Walla Walla, WA 99362	
1948, 2001		
	112 S 1st St, Walla Walla, WA 99362	
1950		
	25 Boyer Ave, Walla Walla, WA 99362	
	416 E Main St, Walla Walla, WA 99362	
1953		
	21 E Rose St, Walla Walla, WA 99362	
1955		
	201 W Poplar St, Walla Walla, WA 99362	
	403 E Main St, Walla Walla, WA 99362	
1958		
	25 S Colville St, Walla Walla, WA 99362	
1959		
	29 E Sumach St, Walla Walla, WA 99362	
1961		
	305 N 2nd Ave, Walla Walla, WA 99362	
	317 W Rose St, Walla Walla, WA 99362	
	321 E Main St, Walla Walla, WA 99362	
1962		
	421 E Main St, Walla Walla, WA 99362	
1964		
	302 W Main St, Walla Walla, WA 99362	
1965		
	103 E Poplar St, Walla Walla, WA 99362	

## D. Inventory Forms