



Designating
**HISTORIC
RESOURCES**

Your **KEY** to what it means to have downtown Walla Walla be declared a historic district!

Michael Houser, State Architectural Historian
December 2021



Historic
Designation is

Honorary

- Formally Document
- Raise the Public Profile
- Celebrate the History



No strings attached

Historical Designation of Properties

Seeks to:

- Identify and locate important properties
- Makes a case for Historical Significance and Integrity
- Explains how a resource meets the criteria



Hat N' Boots Gas Station | Seattle

Levels of Listing

Historic Designations

National Historic Landmark



National Register of Historic Places

Level of Significance: Local, State & National



State Register



Local Register



Jurisdiction

Historic Register

National Register of Historic Places

- National Park Service designates
- **Honorary** - no protection
- Incentives - property values increase, grant fund eligibility, tax incentives (commercial)



Washington State Heritage Register

- Advisory Council on Historic Preservation designates
- **Honorary** - no protection



City/County Register of Historic Places

- Local Historic Preservation Commission designates
- **Regulatory**- design review
- Incentives - Special Valuation, Adaptive Use Permits,
- protection for perpetuity



Walla Walla Downtown Historic District

Listed - Washington Heritage Register - June 29, 2021

Listed - National Register - Sept 3, 2021



National Register of Historic Places Registration Form

1. Name of Property: **Walla Walla Downtown Historic District**

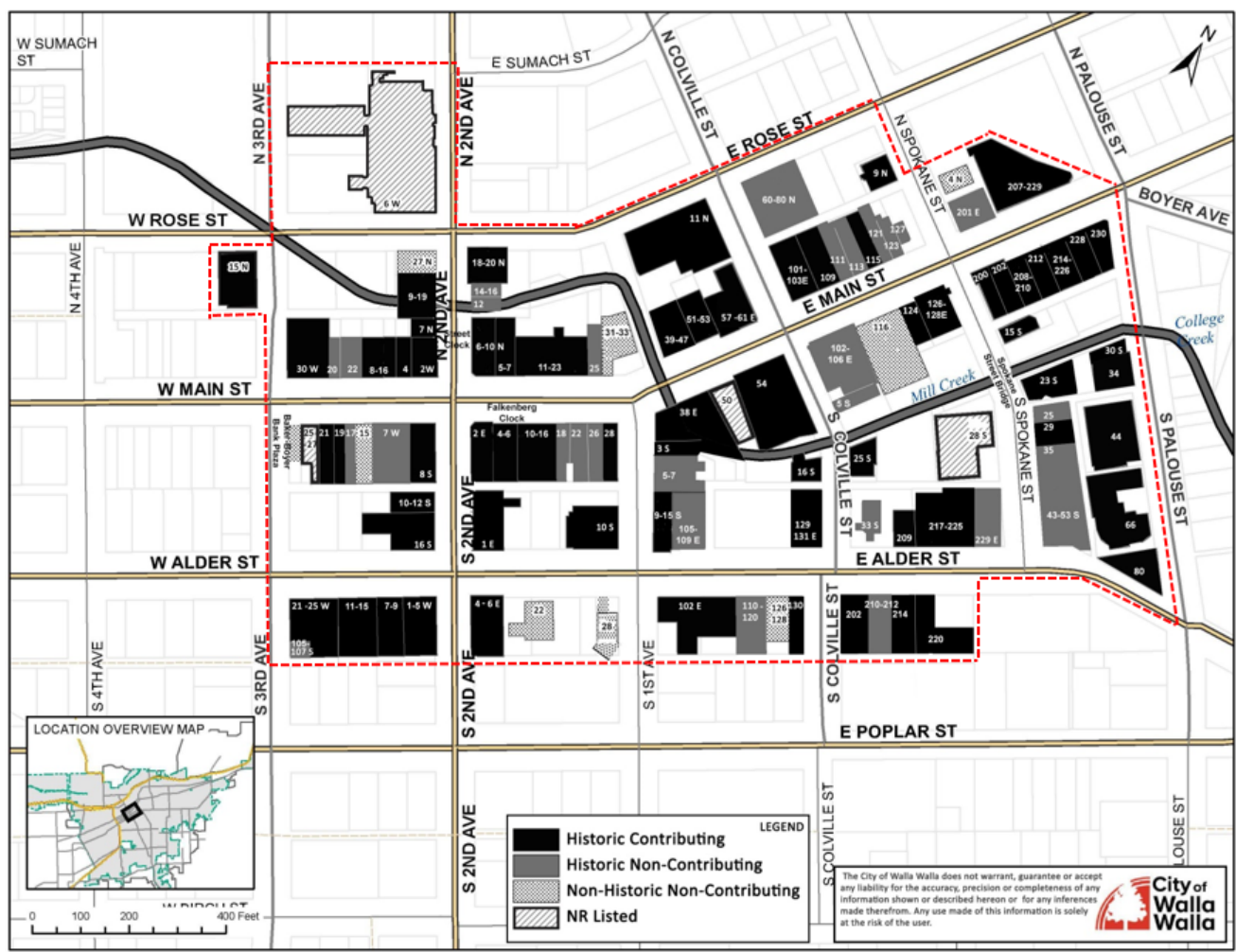
2. Location: **Walla Walla, WA**

3. State: **Washington**

4. National Park Service Criteria: **A, B, C, D**

Date: **July 19, 2021**





Historic District Resource Count

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
67	37	buildings
1	2	site
1	1	structure
1	1	object
70	41	Total



10-12 S 2 nd Ave		Historic name:	Jaycox Building	Built:	1910, c.1960
Style:	Commercial	Other / Common Name:	Banner Bank	Architect:	Unknown
Classification:	Historic Contributing		Builder:	Unknown	
Description:					
The building at 10-12 S 2nd Avenue was built in ca.1910 and originally expanded south to Alder Street. Only the northern two bays of the five bay structure remains. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains two storefronts. The two-story unreinforced masonry building has a flat roof with a parapet. The cladding is primarily blond brick, with stone pilasters. The brick on the rear facade has been parge and painted. Cut stone is used at window headers, sills, and at the first story piers. Transom windows may be intact but covered, and the same is true for the far north stone pier. The original windows and storefronts have been altered and most likely date to a c.1960 alteration which covered the entire facade with marbrete. On the upper facade, this has been removed to expose the original cladding. No records of alterations found in city records. The character-defining features for this building include: • Overall massing and form • Brick facades with dark brick banding (location of original metal cornice), parapet, decorative corbeling along parapet, and round arched window headers along the alley facade • Sandstone window headers, lug sills, and pilasters flanking storefronts.					
Cultural data:					
The construction date of 1910 building at 10-12 S 2 nd Avenue is based on other buildings downtown of similar form, materials, style, location, and construction methods, such as the 1910 Betz Brewery Office Building (108 S. 3rd Ave). The building was home to the J.P. Jaycox's, The Chicago Store. Another tenant, the Inter-State Savings and Loan Association, originally boasted an ornate classical storefront with Ionic columns (at the southern storefront). The bank was founded by E.H. Dixon in 1890. For many years F. W. Paine served as the President. A. K. Dice served as Secretary and Treasurer. In the 1950s the building was home to First Federal Savings and currently houses offices for the Baker Boyer National Bank operation Per the 1931 city directory other tenants in the larger building included a loan office from Baker & Baker, Klickitat Mineral Springs Jnc office, and New York Life Insurance Co. in the building. The 1941 directory lists Baker & Baker again along with Ben G. Stone, insurance and bonds. The 1951 directory lists Zating Insurance Agency, Baker & Baker, Aetna Casualty Surety Co., and Travelers Insurance Co.					

Period of Significance
1869-1970

9-19 N 2 nd Ave		Historic name:	Pedigo-Loney Bldg.	Built:	1909
Style:	Commercial	Other / Common Name:	Barons	Architect:	Unknown
Classification:	Historic Contributing		Builder:	Unknown	
Description:					
The building at 9-19 N 2nd Avenue was built in 1909 in the Commercial style. Historically built for commercial and recreational/entertainment (movie theater) use, the building continues the commercial function by housing multiple businesses. The building occupies a rectangular plan and contains multiple storefronts. The one story unreinforced masonry building has a flat roof with a parapet. The cladding is primarily brick, featuring historic veneer brick on the front facade. The brick on the rear facade has been parge and painted. Cut stone and wood elements, as well as hollow clay tile, comprise the other types of cladding present. The storefronts are all new, but many retain historic transom windows overhead. The original plan and cladding are intact. There are no alterations on file in the city records. The character-defining features for this building include: • Transoms with small, textured glass panes and wood sash • Brick, hard fired, red with thin beaded joints, and decorative corbeling along the front facade • Stone plaque with building name carved into it on front facade • Overall form and massing • Wood, prominent projecting cornice with brackets and dentils • Rear facade, four over four windows and entrances •					
Cultural data:					
The Pedigo-Loney Building was constructed in 1909 and originally housed The Dream, a moving picture theater in downtown Walla Walla. John H. Pedigo, a local lawyer, was the original owner of the building. By 1931, the movie theater was no longer in the building. The city directories listed Oregon Mutual Life Insurance Co., Cavanaugh Insurance & Finance Co., Abram L. Robinson's real estate office, and Morrison Grain Co. at the address. In 1941, the Arthur C. Jones agency and Northwestern Mutual Fire Association were in the building. In 1951, Northwest Casualty Co., insurance agents Lyle Quackenbush and L.A. Gorham, Northwestern Mutual Fire Association, and a Christian Science Reading Room were at the address. In 1961, the city directories list the Pacific Northwest Co., McDonald Agency, and Weathers Agency at the address. The McDonald Agency continued to occupy the building until at least 1967.					

Criteria A

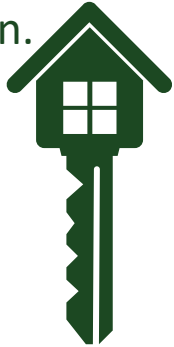
Properties that are associated with events that have made a significant contribution to the broad patterns of our history



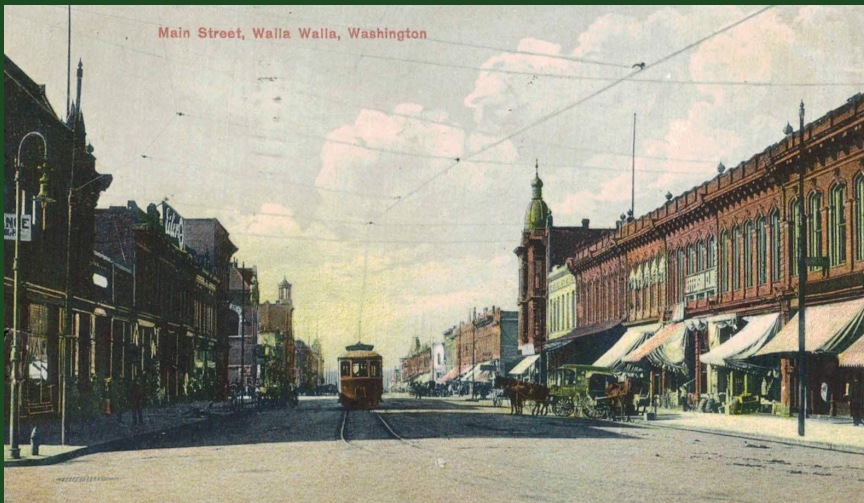
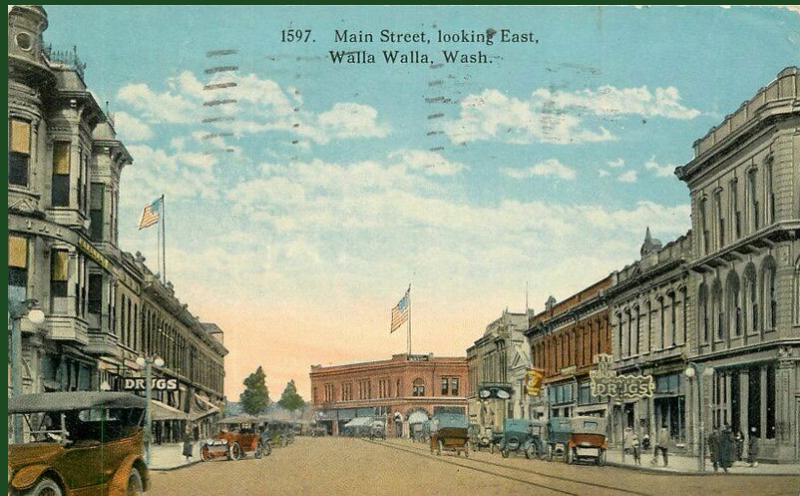
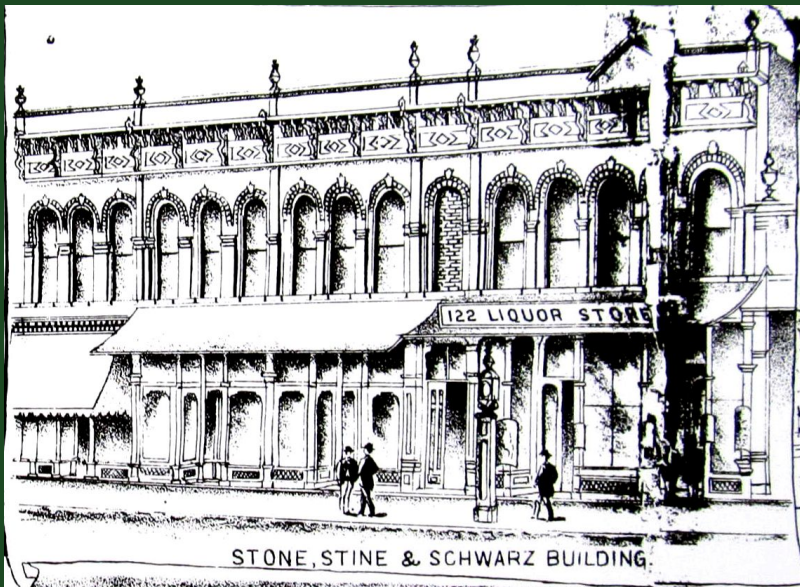
WWHD - broad pattern of commerce, growth and development of the city. The dense collection of commercial buildings in the core area show the boom and bust cycles of a small towns economies and how they changed an adapted over a hundred year period.

Criteria C

Properties that embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.



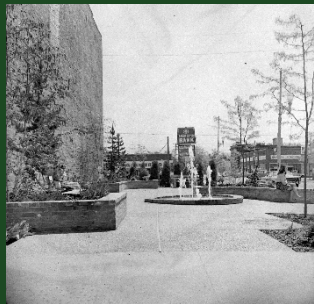
WWHD – an area that encompasses the distinctive characteristics of downtown commercial buildings found in the Pacific Northwest in the late 19th and 20th centuries. Within the boundaries of the district, the resources represent most major types/styles of buildings.







Main Street looking east - 1955





An Alder St. visitor never would recognize the front of the old Grand Garage, just east of First St. A completely new front has been put on the old structure in the rebuilding by the Book Nook for parking space and a business tenant. The project still is under way.



Downtown Face Lifting Calls For \$100,000 in Remodeling

Renovating and remodeling of downtown Walla Walla business buildings will involve an expenditure of more than \$100,000. The program, starting in late February and continuing through the city building department, and all of them are for both exterior and interior alterations in the downtown area. Two additional permits have been granted for construction in neighborhood shopping areas.

Extensive remodeling of the building at West Alder got under way last week. The building formerly housed a tavern and taxi company and is owned by Mrs. M. Christensen.

The work will involve complete renovation of the interior and exterior. The structure is being divided into two stores at the front. The owner said it has not been determined who will occupy the building.

Alder to Bloom
In keeping with a trend to make Alder an important business street, several other remodeling projects are planned, the owner said.

Add to Space
Walla Walla Federal Savings and Loan Association, 20 East Main, will double its space with the renovation of the building, formerly occupied by the Cafe.

Renovating and remodeling of the Morrison Harvester Co. building, which occupies the enlarged and Fred's Tavern on East Third and Alder, has occupied a remodeling crew working on the Pacific Telephone and Telegraph Co. building.

In the same general area remodeling of the N. H. Krause building, Second and Poplar, which formerly housed the county welfare department, was started early last week.

One of the new tenants will be the Walla Walla Industrial Loan Co. and Grant Bullock Real Estate. On Main street crews started remodeling of Tallman Drugg Co. in a project that will include a new front and extensive alterations to the interior to provide modern displays of merchandise, more sales room and new fixtures.

Much of the store will be renovated and other projects are planned, the owner said.



Rees-Winans Block / Jones Building

6-10 N 2nd Ave



George Babcock - 1890



H. Brandt Gessel - 1951

Walla Walla Union Bulletin
Feb 27, 1951

San Francisco Model Pattern For Building To Be Remodeled

Remodeling and "face lifting" in 1977 but retained ownership of the operations of the former Parsons property.

Corner of Second and Main streets, the Jones Building, known as the Rees-Winans building for the Rees family, will remove a potent reminder of the building's history.

It was in 1890 that the present building was erected. Plans subsequently were made for the construction of a three-story building at the corner of Second and Main streets, known as the Rees-Winans building for the Rees family, which was started in 1890 but before construction was completed, the Rees family had died. His wife, with the assistance of her son, H. Brandt Gessel, bought the building in 1919. The building was then owned by the Rees family and still remained in the hands of the Rees family until the death of the last Rees, Mrs. Charles F. Jones, in 1951. His wife sold it to the Farmers Union Agency, Inc., for \$60,000. It was bought out by the Walla Walla Union Bulletin in 1951. The building was then owned by the Farmers Union Agency, Inc. for the second and third years.

Once housed banks and the Farmers Union Agency, Inc. moved into their new quarters in 1951. The Rees-Winans building presently houses the bank of which the late Mr. Jones was president.

Mrs. Charles F. Jones purchased the building in more recent years. It is the Jones family that is now remodeling the structure.

Song books containing hymns to English and Korean have been distributed in Korea by the U.S. Army to American and Korean Christian soldiers.

SMOKER'S

Dahlen Auto Company

207 E Main St

Fred C. Becker, owner and manager of the Maughan Motor Company



...me of Fred Becker Motors—Ready Soon

BECKER MOTORS

...the Maughan Motor Co., which had been
...for the direct ownership and management of
...of Becker for a period of two years was renamed

RED BECKER MOTORS

...the only change was in the name. The same
...of automotive service, the latest in
...representation and the same Personal is
...entured.

IN HOME
READY SOON

...and modern facilities for the care of
...automotive equipment, the latest in
...play rooms, office and customer in-
...tion will be featured.

MOTORS

Dodge Job-Rated Trucks
...KANE, AN ENTIRE BLOCK

...walla Union Bulletin - Feb 24, 1946

1917, 1946

1946

The Myths

of listing on the National Register of Historic Places

My property
value will go down



Someone is going to tell me
what I can and can't do with
my own property

You get a bronze plaque
that says your property
has been listed



The Myths

of listing on the National Register of Historic Places

You have to restore the property once its listed



If my property gets listed I have to open it up to the public

If my property is listed, I can't demolish the building



The Myths

of listing on the National Register of Historic Places

There are grant funds available to help me restore my historic property once its listed



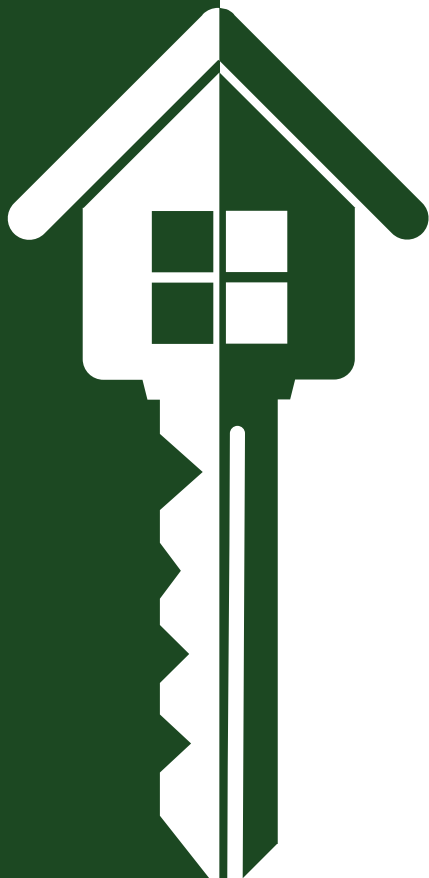
I won't be able to change anything





Results

of listing on the National Register of Historic Places



01 Eligibility for federal tax provisions.

02 Consideration in planning for federally funded, licensed, or assisted projects (Sec 106)

03 Consideration in issuing a surface coal mining permit.

04 Qualification for federal historic preservation grants.

05 Special Consideration with regard to Building Code Requirements.

Results of Listing

on the National Register of Historic Places

Formal
Documentation



Recognition
Raising the
Public Profile



Individual &
Community Pride

Inspire better
design of infill
& alterations



Results of Listing

on the National Register of Historic Places

Increased
Tourism



Enhance Business
recruitment



Spur zoning
Changes

Increased
Resale Values



National Register of Historic Places VS

- Specific/detailed application procedure.
- Offers no real protection of historic resources in a community.

Locally Designated Historic Properties

- Local designation is usually more lenient than National Register - this allows it to be more inclusive.
- Local designation offers protection of a community's historic resources by allowing for a fair design review process.

National Register of Historic Places VS

- No review of alterations and/or additions unless federal undertaking is part of project.
- No protection against demolition
- Great, if you are only interested in an honorary designation.

Locally Designated Historic Properties

- Review of exterior alterations via a local review board.
(some have voluntary compliance, but mandatory review)
- Some protection against demolition.
- Better, if you really want to protect your community.





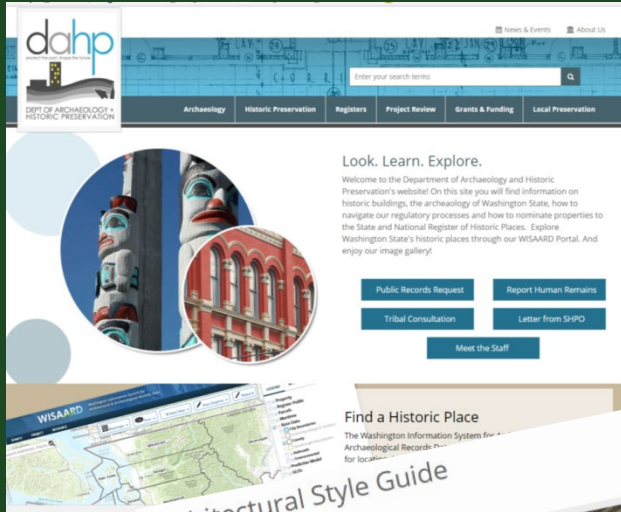
Designated Historic Sites - Statewide

- **1,700+** listings on the National Register of Historic Places statewide.
- **600+** listings just on the Washington Heritage Register of Historic Places.
- **25** National Historic Landmark listings.
- **820+** Heritage Barn Register listings



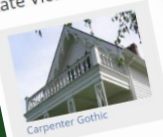
Technical Assistance

We are here to help you!



Architectural Style Guide

Late Victorian: 1860-1900



Carpenter Gothic



Chateaufort



Italianate



Queen Anne



Richardsonian



Second Empire



Shingle Style



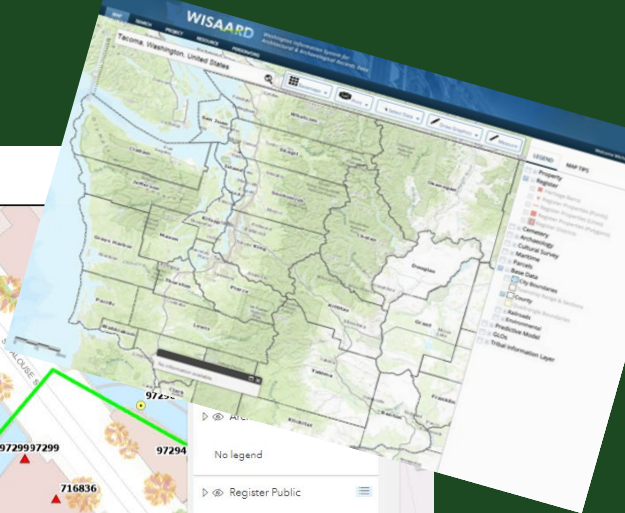
Stick Style

- Architectural Style Guide
- Financial Assistance
- Technical Preservation Guidance
- WISAARD
- Architects Biographies
- BLOG
- Education & Training
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WISAARD



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97329 93607360

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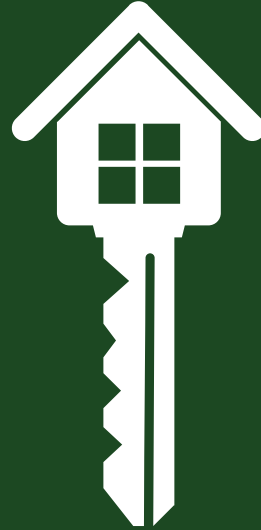
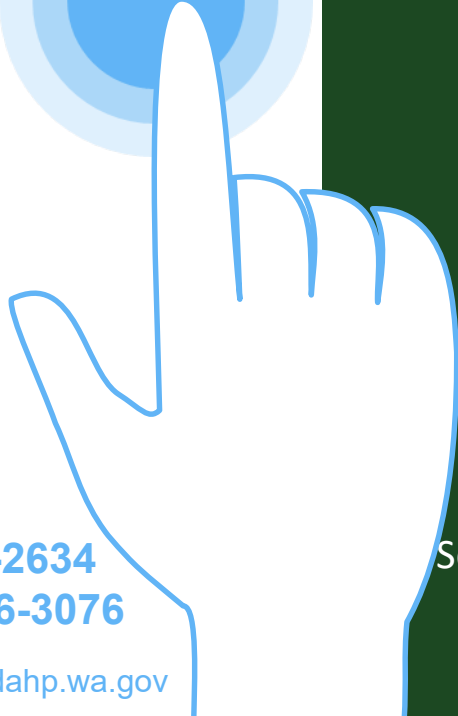
Search...

Categories	Property
Cultural Survey (24,410)	Property ID: 722198 Resource Name: Harrison Park Condominiums Customer Name: Harrison Park Condominiums Address: 1110 E King County: King Has Image(s): Yes Resource ID: 201968
HAER (841)	Property ID: 722195 Resource Name: Harrison Modern Apartments Customer Name: Harrison Modern Apartments Address: 1115 E Harrison St, Seattle, Washington, 98102
HAER (881)	Property ID: 722193 Resource Name: Harrison Modern Apartments Customer Name: Harrison Modern Apartments Address: 1115 E Harrison St, Seattle, Washington, 98102
Marine (409)	Property ID: 722194 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
MOA (1,186)	Property ID: 722192 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
MOA (Public) (257)	Property ID: 722191 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Organization (1,303)	Property ID: 722190 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Home (1,001)	Property ID: 722189 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Home (8,732)	Property ID: 722188 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Prop (121,138)	Property ID: 722187 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Prop (633,343)	Property ID: 722186 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Register (2,891)	Property ID: 722185 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102
Register (2,891)	Property ID: 722184 Resource Name: Clinton Apartments Customer Name: Clinton Apartments Address: 1117 20th Ave S, Seattle, Washington, 98102

Search Info Clear Search

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Questions?

Send me a note, text, letter,
twitter, snapchat , call,
message, etc.....



Puyallup | 1889

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