

CULTURAL RESOURCES REPORT COVER SHEET

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard

Title of Report: City of College Place Reconnaissance and Intensive Level Survey
2019-01-00432

Date of Report: May 2019

County(ies): Walla Walla Section: 25,26,35,36 Township: 07 Range: 35E

Quad: College Place Acres: 938

PDF of report submitted (REQUIRED) Yes

Historic Property Export Files submitted? Yes

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TCP(s) found? No

Replace a draft? No

Satisfy a DAHP Archaeological Excavation Permit requirement? No

DAHP Archaeological Site #:
NA

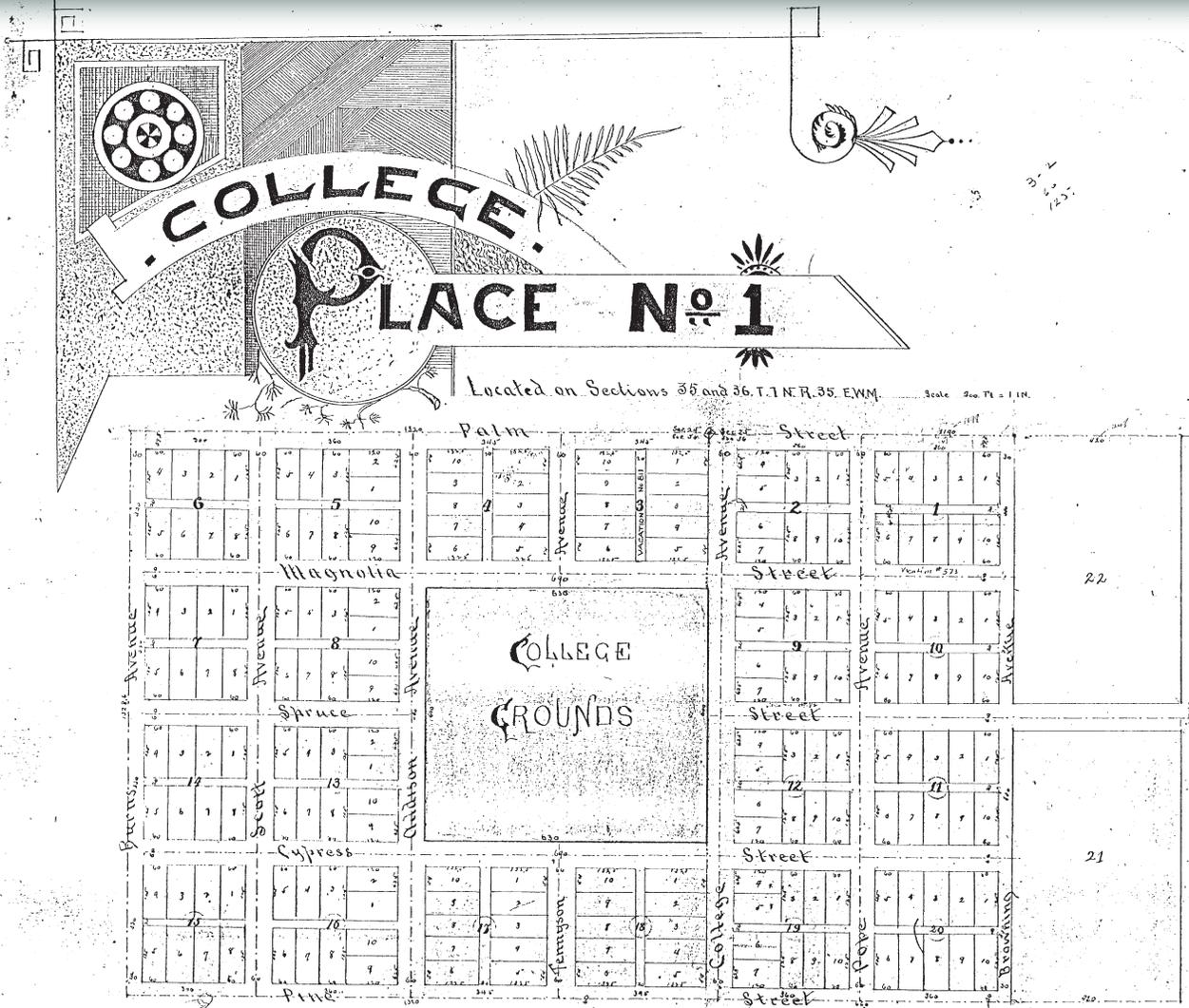
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COLLEGE PLACE

INTENSIVE & RECONNAISSANCE

LEVEL SURVEY

MAY 2019



Note: portion of streets and alleys vacated by Commission of F. at page 14 of June 5th 1892

I know all Men by These Presents, that the Streets and Alleys as shown on the accompanying Map of College Place Number One, being a portion of Sections Thirty five (35) and Thirty Six (36) in Township Seven (7) North, Range Thirty Five (35) East of the Willamette Meridian, State of Wash-

State of Washington ss _____
County of Multnomah
On this fourteenth day of April A.D. 1892 personally appeared before me the undersigned a Notary Public in and for said County and State, Maxwell T. Jones

PREPARED BY
KATIE PRATT & SPENCER HOWARD
NORTHWEST VERNACULAR, INC.
FOR THE CITY OF COLLEGE PLACE

Cover image: 1892 College Place No. 1 plat for the City of College Place, courtesy Walla Walla County.

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Contents

ACKNOWLEDGMENTS	5
ABBREVIATIONS	6
1. RESEARCH DESIGN	7
A. OBJECTIVES	7
B. SURVEY METHODOLOGY	7
C. EXPECTATIONS	9
D. AREA SURVEYED	9
E. INTEGRATION WITH PLANNING PROCESS	14
2. HISTORIC SUMMARY	16
A. HISTORICAL DEVELOPMENT – COLLEGE PLACE HISTORY	16
B. PROPERTY TYPES AND FUNCTIONS	21
C. ARCHITECTURAL STYLES	22
3. SURVEY RESULTS	25
A. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY	25
B. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY	30
C. COLLEGE PLACE REGISTER OF HISTORIC PLACES ELIGIBILITY	33
D. DEVELOPMENT TRENDS	38
E. RECOMMENDATIONS	38
4. BIBLIOGRAPHY	40
5. MAPS	41

LIST OF TABLES AND MAPS

TABLE 1. PROPERTY COUNT BY DEVELOPMENT PERIOD	10
TABLE 2. SURVEY REPORTS WITHIN STUDY AREA	10
TABLE 3. NATIONAL REGISTER LISTED PROPERTY IN SURVEY AREA	11
TABLE 4. PREVIOUSLY SURVEYED PROPERTIES IN SURVEY AREA	12
TABLE 5. SURVEYED PROPERTY ARCHITECTURAL STYLE	22
TABLE 6. POTENTIAL NATIONAL REGISTER ELIGIBLE PROPERTIES	27
TABLE 7. POTENTIAL CONTRIBUTING PROPERTIES SURVEYED	32
TABLE 8. POTENTIAL COLLEGE PLACE REGISTER ELIGIBLE PROPERTIES	34
MAP 1. SURVEY AREA AND SURVEYED PROPERTIES.	42
MAP 2. PREVIOUS SURVEYS.	43
MAP 3. INDIVIDUAL ELIGIBILITY RECOMMENDATIONS.	44
MAP 4. NRHP HISTORIC DISTRICT ELIGIBILITY RECOMMENDATIONS.	45
MAP 5. HISTORIC USES.	46
MAP 6. DEVELOPMENT PERIODS.	47
MAP 7. BUILDING STRUCTURES BY MATERIAL.	48
MAP 8. CLADDING TYPES.	49
MAP 9. ARCHITECTURAL STYLES	50
MAP 10. SUBDIVISION ANALYSIS	51
MAP 11. CITYWIDE DEVELOPMENT PATTERNS.	52

Acknowledgments

The authors of this historic resources survey report wish to express their sincerest thanks to the following organizations, departments, and individuals for providing their insight and assistance throughout this project.

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- Jon Rickard
- Carolyn Holm

CITY OF COLLEGE PLACE HISTORIC PRESERVATION COMMISSION

- Stanley Green
- Mike Denny
- Edward Kontz
- Gary Petersen
- Terry Gottschall

Abbreviations

NRHP	National Register of Historic Places
WHR	Washington Heritage Register
CPRHP	College Place Register of Historic Places
DAHP	State Department of Archaeology and Historic Preservation
CPHPC	City of College Place Historic Preservation Commission
NWV	Northwest Vernacular, Inc.
WISAARD	Washington Information System for Architectural and Archaeological Records Data

1. Research Design

A. OBJECTIVES

The survey objectives listed below support the continued growth of the City's Certified Local Government (CLG) program and the identification and protection of historic buildings within the city.

- Objective 1: Conduct a reconnaissance level survey of fifty (50) properties.
- Objective 2: Conduct an intensive level survey of ten (10) properties providing information necessary to list individual properties on the City of College Place Register of Historic Places.
- Objective 3: Evaluate identified properties for potential eligibility to the National Register of Historic Places (NRHP), City of College Place Register of Historic Places (CPRHP), and Washington State Heritage Register (WHR) to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.
- Objective 4: Complete a survey report consistent with the guidelines in the "Washington State Standards for Cultural Resource Reporting.
- Objective 5: Conduct at least one public meeting to present the findings of the project, provide general information related to listing properties on the local register.

B. SURVEY METHODOLOGY

The project consisted of a survey and inventory of 52 properties at the reconnaissance level and 10 properties at the intensive level within the city limits.

Northwest Vernacular (NWV) staff reviewed an Excel list provided by the City of College Place Historic Preservation Commission (CPHPC) that included, for most of the properties, a link to the Walla Walla County assessor property records and a photograph of the building. CPHPC Commissioner's divided up the city amongst themselves, then reviewed properties within their respective areas and then combined their recommended selections and ranked them by tier (1 and 2). NWV staff reviewed this list and assessor building photographs and mapped the properties in GIS and compared them with previously surveyed properties in WISAARD. Based on this review, NWV provided a preliminary list to the CPHPC on December 10, 2018 for review and confirmation. On January 17, 2019 NWV staff participated in a conference call with the CPHPC during their public meeting to review the list. NWV staff updated the list based on CPHPC direction and commenced setting up the survey in WISAARD and creating a form for each property. On April 18, 2019 NWV staff participated in a conference call with the CPHPC during their public meeting to review the list. NWV staff made the last round of adjustments to the list based on CPHPC direction.

Northwest Vernacular (NWV) staff member Spencer Howard conducted the field work on February 21 and 22, 2019. Per direction from the CPHPC, NWV staff conducted a windshield survey of the threshold level properties identified in the December 10, 2018 list to determine if

any should be swapped out with properties on the reconnaissance level list.

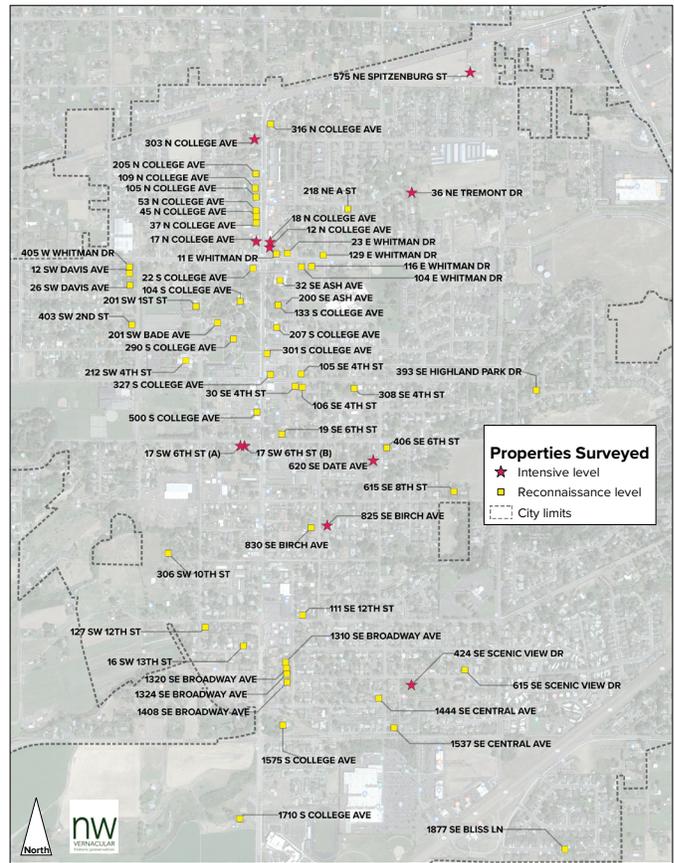
Archival research entailed a review of secondary published histories on the City of College Park to development the overall context summary. Background research on individual properties consisted of a review of City Building Permits, Walla Walla County Assessor records, Walla Walla County Polk directories, Whitman College Northwest Archives, State Archives Eastern Regional Branch, the Washington State Library and online newspaper archives including Chronicling America.

NWV developed a digital form for field use based on WISAARD reconnaissance level survey needs and prepared field maps showing the properties to survey. As part to the survey work, staff assessed building integrity level (plan, windows, cladding, and other) and made recommendations based on National Register of Historic Places (NRHP) Criterion C architectural significance for potential individual NRHP and City of College Place Register of Historic Places (CPRHP), as well as if the property is in a potential NRHP historic district and if so, if it potentially contributes based on Criterion C. Staff also listed character-defining features for each property, which were then used in writing up the physical descriptions. Staff used a Canon D6 to take at least two photographs of each property and to complete the field forms with GPS locations recorded for all images. All images were renamed using the following convention: DirectionalPrefix_StreetName_StreetType_House#_twodigitseries#.

Writing, editing, Washington Information System for Architectural & Archaeological Records Data (WISAARD) data entry, and production followed. NWV staff wrote physical descriptions for each property. Staff uploaded and captioned photographs and completed form data entry for each property. Layout for the survey report occurred in InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

Public participation and project publicity consisted of the first public meeting on February 21, 2019 to discuss what reconnaissance and intensive level surveys entail, preliminary findings from the field work, and a discussion of any changes to the list based on the field work and CPHPC direction. The second public meeting was held on TKTK to present the findings of the survey and recommendations.

CPHPC members assisted in providing background on properties surveyed. City staff scanned



Survey area map showing properties surveyed.

building permits for all the properties surveyed to provide information on original construction and alterations.

C. EXPECTATIONS

The survey encompasses several property types across the city with expectations varying by property type.

- Commercial properties are small and few with expectations for a moderate level of alterations and a more vernacular level of architectural character as opposed to a high style example.
- Government properties include only the former post office building currently owned by the Walla Walla University. Expectations for this building are a moderate level of integrity and architectural detailing.
- Religious properties are related to Walla Walla University and are expected to have high integrity and notable level of architectural character.
- Residential (single and multiple family) properties are spread both geographically and temporally along with a range of scales and architectural styles. We anticipate a moderate level of alterations with only a few highly intact properties. Expectations are for the more recently constructed properties (1950s and 1960s) to have high levels of integrity. High style examples are not anticipated.
- Walla Walla University properties are expected to have both high integrity and a high level of architectural detailing and design.

Refer to survey results for how surveyed properties related to our expectations.

D. AREA SURVEYED

The survey area is just over one square mile in size, resides within the city limits, and is based on properties identified by the College Place Historic Preservation Commission. Refer to methodology above for a description of the selection process. Most of the properties surveyed were grouped along E Whitman Drive, N College Avenue, and S College Avenue.

Thematically, the survey project encompassed a broadly representative range of property types across the entire city. These included commercial, government, religious, residential (single and multiple family) and education related properties. Intensive level properties focused on single family residences.

Temporal boundaries for the survey project were from 1892, one of the oldest houses in the city, to 1966. Intensive level properties were mostly built between 1892 and 1962, with most built in the 1910s and 1930s. Reconnaissance level properties were mostly built between 1900 and 1966.

Table 1. Property Count by Development Period

PERIODS	SURVEYED
1891 to 1929	35
1920 to 1945	22
1946 to 1979	29

Previous survey reports within the city and immediately adjacent to survey area focused largely on regulatory compliance. Properties surveyed as part of these studies were reviewed relative to the property list provided by the College Place Historic Preservation Commission and excluded from this survey. Refer to the table below for a list of previous survey work based on data available from WISAARD.

Table 2. Survey Reports within Study Area

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Harder, David	Whitman Drive Extension Project Cultural Resources Survey, College Place	1348558	10/1/2006	Survey Report
Harder, David A.	Cultural Resource Survey for Myra Road Extension, College Place and Walla Walla	1349294	4/1/2007	Survey Report
Harder, David A.	Cultural Resource Survey for Whitman Crossing Project, College Place	1349442	3/1/2007	Survey Report
Harder, David A.	Cultural Resource Survey for the College Place South Cellular Tower #2839	1349605	7/1/2007	Survey Report
Harder, David	Eastside Water Development Project Cultural Resource Survey, College Place	1350453	11/1/2007	Survey Report
Harder, David A.	Cultural Resource Survey for the Commercial Drive Road Construction Project, College Place	1350594	11/1/2007	Survey Report
Chidley, Michael	Cultural Resources Assessment, T-Mobile College Place WT Telecommunication Cell Tower Site	1353752	11/1/2009	Survey Report
Harder, David	Myra Road, SR 125 to Garrison Creek Project, Cultural Resource Survey	1354059	3/3/2010	Survey Report
Roberst, Stephen	Myra Road- SR 125 to Garrison Creek Project, Walla Walla and College Place, Washington	1354597	8/11/2010	Survey Report
Harder, David	Archaeological Monitoring of Ground Disturbing Activities at the SSA Building Project Location, College Place	1682374	7/18/2012	Monitoring Report
Civay, Gregory	Cultural Resource Survey of the Proposed Myra Road SR 125 to Garrison Creek Project	1683092	1/22/2013	Survey Report
Hannum, Michelle	Cultural Resources Survey for the John Sager Middle/High School Project, City of College Place	1683350	3/5/2013	Survey Report

AUTHOR	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Harder, David	Cultural Resources Survey for the College Avenue and Rose Street Reconstruction Project, City of College Place, Walla Walla County, Washington	1683931	1/1/2013	Survey Report
Buehner, Chanel	College Place SP05WO313, 218 SE 4th St., College Place	1683934	8/6/2013	Historic Structures Survey Report
Hannum, Michelle	Cultural Resources Survey for the Davis Elementary School Project, City of College Place	1684559	3/4/2014	Survey Report
Hannum, Michelle	Cultural Resource Survey for the Taumarson Road Reconstruction Project	1684806	3/26/2014	Survey Report
Morton, Ashley	Archaeological Survey of the City of College Place Kiwanis Park, College Place, Washington	1688357	5/1/2016	Survey Report
Hoffman, Tara	A Cultural Resources Inventory of Two Seasonal High Tunnels (Contract Nos. 160B7 and 1606P)	1688771	9/9/2016	Survey Report
Hoffmann, Tara	A Cultural Resources Inventory of a Revised Location of the Briggs High Tunnel, Contract No. 1616P	1689152	3/24/2017	Survey Report
Clennon, Nicole	Addendum to the Cultural Resources Overview, Well No. 1 Relocation and Water Line – South College Avenue, McMinn Road, and Taumarson Road, Walla Walla County, Washington	1691542	9/17/2018	Survey Report

There is a single National Register of Historic Places listed property within the city and is listed in the table below. The nomination was reviewed for background material. The closest survey property (just over 700 feet to the west), 36 NE Tremont Drive, built in 1962 is unrelated to the NRHP property.

Table 3. National Register Listed Property in Survey Area

SMITHSONIAN NUMBER	YEAR BUILT	LISTED DATE	ADDRESS	REGISTER NAME	REGISTER STATUS
WW00071	1892	1982-03-01	East of College Place on Route 5, College Place, WA	Saturno-Breen Truck Garden	National Register; Washington Heritage Register

Previously surveyed properties within the study area follow below. Most of these properties for which a determination has been made relative to NRHP eligibility are along SE 6th Street and SE Davis Street. The 2011 assessor data upload project recorded multiple properties along N College Avenue and S College Avenue, several of which are being surveyed as part of this project.

Table 4. Previously Surveyed Properties in Survey Area

PROPERTY ID	COMMON NAME	RESOURCE NAME	ADDRESS
9320	Pasquale Saturno/also known as Frank Breen	Saturno-Breen Truck Garden	East of College Place on Route 5
9321	Service Station		42 Wallula Rd
87983	College Place Water Tower	College Place Water Tower	218 SE Fourth St
96750	Segovia house		50 N.W. B St.
99179	Escalante house		450 N.E. Tulip Ln. College Place
112405	Ben Wiedemann		414 4th SW
115405	Debra Gesler		1105 Grandview Ave
115406	Scott Paine		111 6th St SE
543000			335 N COLLEGE AVE
543001			26 N COLLEGE AVE
543002			44 N COLLEGE AVE
543003			46 N COLLEGE AVE
543004			56 N COLLEGE AVE
543005			100 N COLLEGE AVE
543006			100 N COLLEGE AVE
543007			102 N COLLEGE AVE
543009			110 N COLLEGE AVE
543041			295 S COLLEGE AVE
543043			301 S COLLEGE AVE
543045			309 S COLLEGE AVE
543046			313 S COLLEGE AVE
543049			327 S COLLEGE AVE
543057			415 S COLLEGE AVE
543059			504 S COLLEGE AVE
543061			508 S COLLEGE AVE
543063			615 S COLLEGE AVE
543064			617 S COLLEGE AVE
543067			729 S COLLEGE AVE
543070			900 S COLLEGE AVE
543077			1205 S COLLEGE AVE
543081			505 SW BADE AVE
543146			49 WALLULA AVE
543147			49 WALLULA AVE
543163			2089 TAUMARSON RD
543196			110 NE ROSE ST
543197			536 NE C ST
543198			830 NE ROSE ST

PROPERTY ID	COMMON NAME	RESOURCE NAME	ADDRESS
543199			900 NE ROSE St
543200			970 NE ROSE ST
543209			28 SE 12TH ST
543210			1200 SE 12TH ST
543211			103 SW 4TH ST
543319			COLLEGE PLACE
578036	Kegley Property Octagonal		900 W Rose St
578039	Kegley Service Garage		900 W Rose St
665761	Saloman Lara	Maria Ruiz	1018 Broadway Ave SE
665892	Reinecke	Reinecke, Sheryl	408 3rd SE
668745		Davis School Auditorium / Gymnasium	31 SE Ash Ave
668746	Thompson Residence		15 SE Birch Ave
669851		Arteaga, Rubisela	994 C NE
672087			204 6th St SE
672088			208 6th St SE
672089			205 6th St SE
672092			209 6th St SE
672093			215 6th St SE
672094			220 6th St SE
672095			225 6th St SE
672096			228 6th St SE
672097			303 6th St SE
672098			304 6th St SE
672099			310 6th St SE
672101			307 6th St SE
672102			313 6th St SE
672103			318 6th St SE
672104			319 6th St SE
672105			326 6th St SE
672107			506 Date Ave SE
672108			520 Date Ave SE
672109			422 Date Ave SE
672110			327 4th St SE
672111			326 4th St SE
672112			320 4th St SE
672113			316 4th St SE
672115			315 4th St SE
672116			427 Birch Ave SE
672137			218 4th St SE
672324	Douglas C. & Sandra M. Smith House		1685 S College Avenue

College Place Intensive & Reconnaissance Level Survey

Northwest Vernacular

PROPERTY ID	COMMON NAME	RESOURCE NAME	ADDRESS
672903		Marin, Anna Maria	509 2nd SW
673711	Martha Carrasco		116 Scenic View Dr SE
675531	Public Works Plumbing Shop		218 SE 4th Street
675535	City Hall Annex		619 College Ave S
675540	Public Works Sign Shop		218 4th St SE
678786			318.5 12th St SE
713786		Residence	124 SW 12th St
716325		University Church	212 SW 4th St
717087		Residence	124 SW Davis Ave

E. INTEGRATION WITH PLANNING PROCESS

The survey supports local comprehensive planning and the purpose of the city’s Historic Preservation Ordinance, which was approved on March 28, 2017 by the City Council through Ordinance No. 17-009, establishing CPMC Chapter 15.10 Historic Preservation. Per Section 15.10.010 – Purpose:

The purpose of this chapter is to provide for the identification, evaluation, designation, and protection of designated historic resources within the boundaries of the city and preserve and rehabilitate eligible historic properties within the city for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW in order to:

A. Safeguard the heritage of the city as represented by those buildings, districts, objects, sites and structures which reflect significant elements of the city history;

B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the city history;

C. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;

D. Assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, districts, objects, sites and structures;

E. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and,

F. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

The survey supports the following goals from the 2014-2019 Washington State Historic Preservation Plan:

- Goal 1. Enhance communities by actively engaging historic preservation with other forces

shaping our environment.

- » E. Enhance local program support.
- Goal 2. Engage a broad spectrum of the public in preservation; and improve access to information.
 - » D. Build awareness, enthusiasm, and support for historic preservation.
- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
 - » A. Position historic preservation to be more fully integrated into land use decision-making processes.

2. Historic Summary

The following context provides a brief overview of College Place’s history and its development periods. The properties included within this intensive level survey are scattered within the city limits and have a range of construction dates. Most of the surveyed properties, however, are located on or near College Avenue, the city’s main arterial.

A. HISTORICAL DEVELOPMENT – COLLEGE PLACE HISTORY

Although founded in 1946, the history of College Place stretches back to the establishment of the Seventh-day Adventist-founded Walla Walla College in 1892. The community’s history and economy are deeply connected to the college (present day Walla Walla University) and nearby Walla Walla and Milton-Freewater. The area was first home to the Umatilla, Cayuse, and Walla Walla people, but Euro-American traders, missionaries, and settlers began arriving in the early 1800s, encroaching on their land. The adjacent community of Walla Walla was platted in 1859 and quickly become a key supply point for prospectors as gold was discovered in eastern Washington Territory (now present-day Idaho). The communities of Milton and Freewater (now present-day Milton-Freewater just across the state line in Oregon) were incorporated in 1886 and 1902, respectively.

NATURAL SETTING

College Place occupies approximately 3 square miles in southeastern Washington in Walla Walla County. The small city is located a short distance north of the Washington-Oregon state line. Two creeks run through the city, Garrison Creek and Stone Creek. The city lies within the Walla Walla Valley, which is defined by the Blue Mountains to the east and south and the Snake River to the north and west. The rolling hills of the Palouse are present to the east of the city.

DEVELOPMENT PERIODS

The history of College Place is significantly related to Walla Walla University (originally named Walla Walla College) and the city of Walla Walla. The community known as College Place sprang up around the college campus, but for many years College Place relied on services provided by Walla Walla.

College Place’s history can be divided into five broad periods; the history and development of the properties included in this intensive survey span the three most recent periods.

- Pre-contact
- Early Contact, Missionaries, and Euro-American Settlement (1805-1890)
- College Founded and Town Establishment (1891-1929)
- Depression and War Years (1930-1945)
- Incorporation and Municipal Improvements (1946-1979)

PRE-CONTACT¹

The area now contained within the city limits of College Place has been home to the Umatilla, Cayuse, and Walla Walla people since time immemorial. Now organized as the Confederated Tribes of the Umatilla Indian Reservation, they lived in and enjoyed the bounty of resources within the Columbia Plateau. While they lived within the larger area around the confluence of the Yakima, Snake, and Walla Walla Rivers, the Walla Walla and Umatilla people lived primarily along the Columbia River while the Cayuse lived in the river valleys of the Blue Mountains. The Walla Walla and Umatilla are Shahaptian speaking and the Cayuse speak the Waiilatpuan language. However, many of the Columbia Plateau people spoke multiple languages, reflecting their trade culture and location between the Great Plains and the Pacific Coast.

They gathered roots, nuts, berries, mushrooms, and other plants and hunted a range of wildlife. The Columbia River and its tributaries provided a wealth of salmon for Tribal people, with fish available during the spring, summer, and fall. Salmon was dried and pounded into cakes for storage during the winter months and trade with other tribes. Trade was a significant element of their life, trading their goods with neighboring tribes and passing goods between various regions.

EARLY CONTACT, MISSIONARIES, AND EURO-AMERICAN SETTLEMENT (1805-1890)

Contact with nonnatives profoundly impacted the people and natural resources of the Columbia Plateau. The Corps of Discovery, commissioned by President Thomas Jefferson and led by William Clark and Meriwether Lewis, traveled through the Walla Walla Valley in October 1805 and April 1806. As the wealth of natural resources of the Columbia Plateau and surrounding regions became known outside the area, more nonnatives arrived. Furs and salmon were key resources and the North West Company established a trading post, called Fort Nez Perce, at the confluence of the Walla Walla and Columbia rivers in ca. 1818, west of present-day College Place at Wallula.² The Hudson's Bay Company acquired the trading post in 1821 and renamed it Fort Walla Walla.³ The trading post was renamed Fort Walla Walla in 1835, but abandoned in 1855. A military post, also named Fort Walla Walla, was established in 1856 on a site 7 miles east of what is now downtown Walla Walla. The fort moved locations a few times before finding its current location just east of College Place by 1858.⁴

Presbyterian missionary and physician Dr. Marcus Whitman and his wife Narcissa (Prentiss) Whitman established a mission at Waiilatpu (about four miles west of College Place) in 1836. They built a farm and grist mill and attempted to convert the local tribes to Christianity. Catholic missionaries had also arrived in the area soon after, establishing the Saint Rose of the Cayuse

1 Summarized from "History of CTUIR," Confederated Tribes of the Umatilla Indian Reservation, <http://ctuir.org/history-culture/history-ctuir> (accessed May 2, 2019) and Artifacts Consulting, Inc. "Downtown Walla Walla Intensive-Level Survey," August 2017.

2 Summarized from "History of CTUIR," Confederated Tribes of the Umatilla Indian Reservation, <http://ctuir.org/history-culture/history-ctuir> (accessed May 2, 2019).

3 "The Many Fort Walla Wallas," Whitman Mission: National Historic Site, <https://www.nps.gov/whmi/learn/historyculture/the-many-fort-walla-wallas.htm> (accessed May 8, 2019).

4 "The Many Fort Walla Wallas."

near Walla Walla and the St. Anne mission in 1847. Dr. Whitman traveled back east to convince their sponsors, the American Board of Commissioners for Foreign Missions, to keep their mission open despite its lack of success; he returned in 1843 with a wagon train of 800 settlers. This established their mission site as key waypoint on the Oregon Trail. However, tension between the Whitmans and area tribes came to a head in 1847 when they and 11 others were killed.⁵

The Donation Land Claim Act of 1850 encouraged more Americans to move west to the Oregon and Washington territories. Washington Territorial Governor Isaac Stevens negotiated with the Walla Walla, Umatilla, and Cayuse tribes and they signed a treaty on July 9, 1855, ceding over 6 million acres of land to the U.S. Government. Following the treaty, the tribal members were relocated, sometimes by force, to the Umatilla Reservation. With the area now officially open for colonization, American settlers began to arrive and stake claims in the Columbia Plateau. Walla Walla was platted in 1859. When gold was discovered in present-day Idaho, Walla Walla became a key supply point for outfitting miners heading east to strike it rich. Nearby Milton was established by 1873, emphasizing sobriety and education in a conservative reaction to the rough and tough reputation held by Walla Walla.

Seventh-day Adventist churches had been established in the Walla Walla Valley in the 1870s, one in Walla Walla in 1873 and one in Milton in 1874. Church members then established their own schools to educate their children, most notably Milton Academy in Milton.

COLLEGE FOUNDED AND TOWN ESTABLISHMENT (1891-1929)⁶

During this period, the area received its name “College Place”—thanks to the decision by the Seventh-day Adventists in the region to establish a college. At this point in time, students wishing to receive a college education at a Seventh-day Adventist supported college or university had a few options in the United States, but none in the Northwest; their schools were located in Michigan (Battle Creek College, now Andrews University), northern California (Healdsburg College, now Pacific Union College), and Nebraska (Union College). Area Seventh-day Adventists, building off the success of their elementary and secondary schools, sought to establish a higher education institute in Washington to provide an option close to home for their students. First steps toward a college began at Milton Academy with the formation of a normal school (teacher-training school). The school lacked room to expand and the Milton church sought approval from the denomination’s General Conference to support the establishment and construction of a college.

The General Conference supported the Milton church’s proposal and began searching for a suitable location; however, the denomination cast its search net wider than just Milton. By 1890 they had concluded a suitable site did not exist in Milton. After fundraising, lobbying from various communities, and site visits, a site outside of Walla Walla was selected for the college campus. Local physician and landowner Dr. N. G. Blalock donated 40 acres of his 1,700 acre-orchard for the site of the college in 1891. Blalock’s donation was contingent upon the college constructing a

5 *HistoryLink.org The Free Online Encyclopedia of Washington State History*, “Dr. Marcus Whitman Establishes a Mission at Waiilatpu on October 16, 1936,” by David Wilma, February 14, 2003, <https://historylink.org/File/5191> (accessed May 8, 2019).

6 This section, unless otherwise noted, is summarized from *Bold Venture*.

representative college building and utilizing the location for at least 25 years. The area, located outside of Walla Walla, became known as College Place as Seventh-day Adventists began Sabbath School meetings near the new location; Henry Carnahan named the location.⁷

After raising building funds, construction began in March 1892. A plat for College Place was filed in April 1892. The school, named Walla Walla College, was opened for classes in December 1892. The school was located on the primary arterial through town, an unpaved road known as College Avenue. A post office was established in the community in May 1892 in anticipation of the new school.

Two plats, College Place No. 1 and No. 2, were filed in April 1892 to establish a community around the college grounds. The College Place No. 1 plat placed the college grounds at the center comprising four city blocks. The plat contained 20 blocks in addition to the college grounds. The plat was bounded by Palm Street (W Whitman Drive) to the north, Burns Avenue (SW Davis Avenue) to the west, Pine Street (SE 4th Street) to the south, and Browning Avenue (SE Birch Avenue) to the east. College Avenue ran along the eastern edge of the college grounds. The College Place No. 2 contained 28 blocks and included a small cemetery on its western edge. The No. 2 plat abutted the southern edge of No. 1 along Pine Street.

However, just as the school and community were getting underway, the Panic of 1893 plunged the nation into economic depression. Financial woes soon hit Walla Walla College and by fall 1893 the school's future was unclear. The denomination's General Conference stepped in to support the school, allowing it to continue. With this support the college had an enrollment of 162 students by 1895.

Families slowly moved into the area around the college, but the community remained quite small into the early 1900s. Small houses clustered around the school with farms ringing the community. The college operated its own farm along the west side of the college grounds. The town got a boost when the Spokane Sanitarium was relocated to the community in 1905, and was opened by the Seventh-day Adventists in a former College Place public school building. Additional upgrades in the town included the grading (but not paving) of College Avenue in 1905. College Avenue was graveled (although still not paved) in 1917. The Seventh-day Adventist church building burned in 1919 but was quickly rebuilt. In 1924, portions of College Avenue were finally paved.

In 1907 a new building for the sanitarium (known as the Walla Walla Sanitarium) was constructed and dedicated. By this year, College Place was more efficiently connected with both Walla Walla and Milton via the Walla Walla Valley Traction Company interurban streetcar line. The streetcar line entered College Place along Electric Avenue (now Evans Avenue). When the streetcar line crossed the railroad tracks, the streetcar route curved to the east and then ran down Shelton Street (now SW Davis Avenue) on the western edge of the Walla Walla College campus. The Walla Walla Valley Traction Company was incorporated in 1905 and had completed their 14-mile line through College Place to Milton. The Walla Walla and Columbia River Railway also ran through the city, but the closest depot was in Walla Walla.

7 Terrie Dopp Aamodt, *Bold Venture: A History of Walla Walla College* (College Place, WA: Walla Walla College, 1992), 23.

Other institutional-type buildings were constructed in College Place over the next several years, including a German church (1911) and a church building for the Seventh-day Adventists (1913). Additional residential plats were developed during this period including Blalock Orchards, districts 1 through 7, in 1909. These plats expanded College Place to the north and west, but they contained larger lots and remain only partially developed.

DEPRESSION AND WAR (1930-1945)

Significant change arrived in College Place during the 1930s. The Great Depression had swept through the nation and had affected the local economy. The economic downturn was compounded when the Mill Creek dam burst, east of Walla Walla, and flooded the area in 1931. The Walla Walla Sanitarium also relocated from College Place to a new building in Walla Walla in 1931. After numerous expansions, the sanitarium had outgrown their College Place facilities and purchased a hospital building in Walla Walla.⁸

Occupations of College Place residents included professional and working class positions. Jobs included teachers (both public school and college), nurses, mechanics, and carpenters. The area's farming industry, particularly truck farms, employed many College Place residents, as gardeners, laborers, and other related work. The Seventh-day Adventist organization also had multiple College Place residents in their employ, including several ministers and staff. Prominent employers included the public schools, Walla Walla College, the Seventh-day Adventist church, the Walla Walla Sanitarium, and the State Penitentiary.

College Place was a beneficiary of federal projects during the depression, with the Works Progress Administration (WPA) replacing the artesian well's wood pipes with stainless steel pipes in 1940.

Fire threatened an entire block in College Place in August 1945. This circumstance led some community members to revive the idea of incorporation to establish municipal services, such as fire and police protection and improved garbage collection, lighting, and sidewalks. Citizens met throughout the fall and submitted a petition to the county to call for a vote for incorporation. The vote was held on December 18, 1945, and nearly 350 residents voted: 193 residents for incorporation and 145 against.⁹

INCORPORATION AND MUNICIPAL IMPROVEMENTS (1946-1979)

In 1946, College Place had a population of 1,851 residents and had officially incorporated as a city. Walla Walla County recognized College Place as a city on January 7, 1946. The community chose to incorporate as a city. The newly formed city experienced a population boom, likely a result of the end of World War II and veterans returning home from their service. In 1948, the Scenic

8 *HistoryLink.org The Free Online Encyclopedia of Washington State History*, "Walla Walla Sanitarium is Dedicated on June 3, 1907," by Michael Paulus, Jr., March 13, 2009, <https://historylink.org/File/9024> (accessed May 7, 2009).

9 *HistoryLink.org The Free Online Encyclopedia of Washington State History*, "College Place Votes for Incorporation on December 18, 1945," by Patrick Marshall, November 6, 2013, <https://historylink.org/File/10658> (accessed May 7, 2009).

View subdivision was platted south of College Place No. 2 plat and built out with single family residences during the 1940s and 1950s. By 1951, the city had a population of 3,266. Residential, both single-family and apartment buildings, increased during this period to meet growing demand.

The city established municipal services in 1951, including trash collection and a volunteer fire department. A fire house and city hall were constructed on College Avenue. Lyons Park was constructed in 1965.

Walla Walla College grew during this period reflected in the expansion of the college powerhouse in 1949, construction of one new campus building in 1958, Kellogg Hall, and four new buildings on campus during the 1960s: Sittner Hall (1960), College Church (1962), Kretschmar Hall (1963), Smith Hall (1965), and the Melvin K. West Fine Arts Center (1966).

Residential development also increased in the area, as new developments like Highland Park 1 (1961), Mount Vista Addition (1963) platted by Walla Walla College, Davin Development (1964), Highland Park 2 (1973), and Highland Park 3 (1977). Between 1966 and 1979, 73 single-family homes were built along with 25 apartment buildings.

City budget increases allowed for street improvements including curbing, grading, paving, and sidewalk construction. By 1979, College Place had a population of 5,289.

PRESENT-DAY

Continued improvements within the city during the 1980s and 1990s included connecting in with the Walla Walla water system and a water system plan in 1994.

College Place remains a small yet vibrant college town. Walla Walla University, the reason for the city's initial establishment, remains located at the heart of the community.

B. PROPERTY TYPES AND FUNCTIONS

The survey area consisted exclusively of buildings as the property type.

Historic uses amongst buildings surveyed included commercial, domestic, education, government, and religious property types.

Historic functions pertain to the how the property was routinely used. This generally relates to the original design of the building but can differ. In the case of buildings surveyed, all historic functions related to their original design. Current functions continued historic or similar functions with no notable exceptions observed during field work.

- Commerce: a bank and a former automobile garage (two surveyed). These are both located along S College Avenue, south of the university campus. They relate to 1920s and 1930s development and growth within the city and the transportation role of College Avenue, both north and south of the campus. The setting for both along S College Avenue consists of other commercial buildings and surface parking.

- Domestic: single dwelling (50 houses surveyed). This function is consistent with citywide residential growth and the proximity of dwellings close to the Walla Walla University campus, along with a concentrated grouping along N College Avenue. Historic residential properties in the survey area ranged from one to two stories in height, with multiple having one-and-one-half stories.
- Education: Walla Walla University buildings including the powerhouse, academic, and residential buildings (eight surveyed). These relate predominately to post-World War II growth of the campus and student population.
- Government: Post office building (one surveyed). This building relates to post-World War II city development.
- Religion: religious facilities (three churches surveyed). Two of these buildings relate to the growth and development of Walla Walla University, and the third provided religious services serving the residential neighborhoods.

C. ARCHITECTURAL STYLES

Architectural styles evident in the buildings surveyed convey a wide range of architectural influences and stylistic trends.

Table 5. Surveyed Property Architectural Style

STYLE	SURVEYED
Arts & Crafts	5
Collegiate Gothic	1
Craftsman	12
Free Classic	7
Minimal Traditional	6
Modern	16
No Style	12
Tudor	4

The following architectural styles are common among the buildings surveyed.

Arts and Crafts. This classification identifies properties with features reflecting trends in the Arts and Crafts design movement and are not clearly of the related Craftsman style. Arts and Crafts was a movement in the decorative and fine arts that gained popularity in the United States through the work of furniture designer Gustav Stickley. Stickley published Craftsman magazine, which showcased his furniture designs and even included house plans. The movement favored traditional hand-crafted forms, often with medieval, romantic, or folk decorative elements. Within the survey area, this translated into the creative use of shingles in cladding, gable roofs generally steeper in pitch than Craftsman style roofs, modest eave and gable overhangs without the broad expanse or often exposed rafters of the Craftsman-style wide hipped roof porches. Most of these buildings within the survey area were constructed during the 1910s. Good examples of Arts and Crafts houses are 23 E Whitman Drive (built ca. 1918), 11 E Whitman Drive (built ca. 1930 based on assessor information, though the style suggests 1910s construction), and 116 E Whitman Drive (built

ca. 1915).

Collegiate Gothic. It's the institutional/educational counterpart to the domestic architectural style of Tudor Revival. Collegiate Gothic got its start in the U.S. in the mid-1800s as Gothic Revival and was utilized on both religious and institutional buildings. It soon became a popular architectural style for university campuses and was employed on buildings erected at Boston College, Yale, Duke, and Princeton. Charles D. Maginnis' design of Gasson Hall (1908) at Boston College was published in 1909. His design was well-received and helped launch Collegiate Gothic as a dominant architecture style for educational buildings for the next several decades. The single example amongst the properties surveyed is 104 S College Avenue (built ca. 1945).

Craftsman. This architectural style sprang from the Arts and Crafts movement. This style was popular with American working-class families during the early 1900s. Craftsman-style houses are typically one to one-and-a-half stories and often feature asymmetrical façades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.¹⁰ Wood is the predominant exterior cladding material for Craftsman houses in the survey area, with brick appearing at chimneys. This is one of the most common styles within the survey area. Good examples of Craftsman houses include 575 NE Spitzenburg Street (built ca. 1918), 45 N College Avenue (built ca. 1918), 105 N College Avenue (built ca. 1917), 109 N College Avenue (built ca. 1923), and 37 N College Avenue (built ca. 1916).

Free Classic: This is a sub type of the Queen Anne style based on decorative detailing. Nationally, this subtype gained popularity during the 1890s, overlapping with the growth in popularity of the Colonial Revival style. This style sub type is distinguished by the use of classic columns as porch supports, often with cornice line dentils, Palladian and bay windows, and 1:1 windows in which the upper sash is narrower than the lower. Houses constructed with this style in the survey area were built during the late 1890s and early 1910s. Good examples within the survey area include 308 SE 4th Street (built ca. 1905), 106 SE 4th Street (built ca. 1900), and 306 SW 10th Street (built ca. 1915).

Minimal Traditional. Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified architectural features and compact form, became popular during the Great Depression. These houses are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney.¹¹ Larger, two story examples of this style are less common. Good examples of the style in the survey area include 1320 SE Broadway Avenue (built ca. 1947), and 127 SW 12th Street (built ca. 1949).

Modern. The term "modern" is quite broad and for the purposes of this survey; buildings that are classified as "modern" are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century.

¹⁰ Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950* (Portland, OR: Timber Press, Inc., 2005), 102.

¹¹ Swope, 478.

These houses may utilize the Ranch form. Good examples of the style in the survey area include 393 SE Highland Park Drive (built ca. 1963) and 32 SE Ash Avenue (built in 1958).

Tudor Revival, Cottage. This denotes a more compact form within the overall Tudor Revival style. Common features of the Tudor Revival, which loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the late Medieval period in England, include: a dominant cross-gable on the front façade, steeply pitched roofs, decorative half-timbering, tall narrow windows (often grouped), and massive chimneys. Gable details, enclosed projecting front entrances, patterned brickwork, and round or Tudor arches are also trademarks of the style.¹² Good examples among the properties surveyed include 18 N College Avenue (built ca. 1935), and 12 N College Avenue (built ca. 1935).

No Style. This indicates the building was not designed per a specific style but may exhibit influences from one or more styles or be vernacular in its development to support a specific function rather than a specific style.

The following are building forms among the properties surveyed.

Ranch. This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.¹³ Good examples of the style in the survey area include 424 SE Scenic View Drive (built ca. 1950) and 615 SE Scenic View Drive (built ca. 1959).

WWII-era Cottage. This form began during the mid-1930s and served as a transitional form between the bungalows of the 1920s and the sprawling Ranch houses of the 1950s and 1960s. The WWII-era Cottage was compact like a bungalow, but with minimal ornamentation. They typically have square or rectangular plans, but some examples may have projections with hip or gable roofs. They are typically Minimal Traditional in style but may have stylistic elements inspired by Art Deco or Streamline Moderne, such as glass block or rounded porch stoops.¹⁴ A good example in the survey area is 1324 SE Broadway Avenue (built ca. 1949).

12 McAlester, 355-358.

13 McAlester, 479.

14 Washington State Department of Archaeology and Historic Preservation, "WWII Era Cottage: 1935 – 1950," *Washington State Department of Archaeology and Historic Preservation*, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

3. Survey Results

Overall the properties surveyed retain a higher than expected level of architectural integrity and several have significant associations with city development patterns and important persons within the city.

Visual character of the properties surveyed contributes to the overall character of the city. The following items stood out from the field work.

- The use of stucco as a cladding material for residences within the city stood out for the prevalence of use, particularly on 1920s through 1940s era properties. Stucco finishes were both smooth and textured, and often with a curved profile at the base of the wall that wrapped in to the foundation.
- College Avenue stood out for the density of largely intact single-family residences along the west side of N College Avenue, and the commercial buildings along the west side of S College Avenue.

Alterations generally consisted of changes to windows and siding, with some additions.

Survey results generally met or exceed initial expectations as outlined below.

- Government and commercial properties exceeded expectations with regards to integrity.
- Religious properties are related to Walla Walla University met expectations for high integrity and notable level of architectural character.
- Residential (single and multiple family) exceeded expectations for integrity, with multiple highly intact properties. Contrary to expectations, more of the 1950s and 1960s era properties had window alterations than properties built earlier
- Walla Walla University properties exhibited a higher level than anticipated of alterations on the library with the other buildings meeting expectations.

A. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

Northwest Vernacular staff evaluated surveyed properties for potential eligibility for listing to the National Register of Historic Places (NRHP). For intensive level properties, staff utilized all of the criteria. For reconnaissance level properties, staff utilized criteria A and C.

Criterion C is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way and the overall level of the property as a representational example of a type, period, or method of construction, or high artistic value. Several properties were identified as potentially individually eligible for National Register listing under criterion C for their type or method of construction and/or high artistic value.

Criterion A is based on a review of previous occupant history from building permits and Polk directories as well as city-wide pattern comparisons using Walla Walla County assessor estimated year-built data.

No criteria considerations were applicable for the evaluation of the properties surveyed.

Future research may yield information that would make a property eligible under other criteria.

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations.

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic

events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.

Of the properties surveyed, 16 appear to have enough integrity and meet at least one of the NRHP Criterion to be considered for NRHP listing. All properties recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility and City of College Place Historic Register eligibility.

Table 6. Potential National Register Eligible Properties

ADDRESS	DESCRIPTION	IMAGE
306 SW 10TH ST	The property, constructed ca. 1915 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction, and possess high artistic value.	
212 SW 4TH ST	The property, constructed in 1962, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	
32 SE ASH AVE	The property, constructed in 1958, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value.	
825 SE BIRCH AVE	The property, constructed ca. 1905 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction. The scale, porch, canted bay, and overall facade composition stands out as one of if not the largest and most intact example within the city reflecting the prominence of the style when constructed. The building retains its setting on a large parcel.	

ADDRESS	DESCRIPTION	IMAGE
12 N COLLEGE AVE	The property, constructed ca. 1935 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	
17 N COLLEGE AVE	The property, constructed in 1929 according to the City of College Place building permit records, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it embodies the distinctive characteristics of a type of construction, and possess high artistic value. The building is notable locally for its high artistic value as an example of the Arts and Crafts style that remains intact.	
18 N College ave	The property, constructed ca. 1935 according to the Walla Walla County Assessor, does appear individually eligible under NRHP Criterion B, as it does illustrate a specific person's important achievements. The property is significant for its 20-year association with Kenneth A. and Marguerite Aplington's productive life through their integral involvement with Walla Walla University students and university growth	
37 N COLLEGE AVE	The property, constructed ca. 1916 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	
303 N COLLEGE AVE	<p>The property, constructed ca. 1910 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.</p> <p>The property does not appear individually eligible under NRHP Criterion B, as it is does not illustrate a specific person's important achievements. The property is directly associated with the Kinman family through multiple generations of ownership; however, additional research into the career of Simeon D. and Myrtle E. Kinman may yield supporting associations related to their productive life while living at the house.</p>	

ADDRESS	DESCRIPTION	IMAGE
207 S COLLEGE AVE	<p>The property, constructed ca. 1920 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction, and possess high artistic value.</p> <p>The property does appear individually eligible under NRHP Criterion A, as it is does have a known important association with a pattern of events significant to Walla Walla University's founding and the development of the City of College Place.</p>	
290 S COLLEGE AVE	<p>The property, constructed and placed into service in 1966 according to City of College Place building permit data, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value.</p>	
500 S COLLEGE AVE	<p>The property, constructed 1961 according to the dedication plaque within the building and the 1960 building permit (no. 681), does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction.</p> <p>The property does appear individually eligible under NRHP Criterion A, as it is does have a known important association with a pattern of events significant to the city's architectural history and post-World War II growth.</p>	
424 SE SCENIC VIEW DR	<p>The property, constructed ca. 1950 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value.</p> <p>The property does appear individually eligible under NRHP Criterion B, as it is does illustrate a specific person's important achievements. Paul E. Lutton, owner and operator of Paul Lutton's Professional Pharmacy lived in the residence from 1954 through ca. 1975.</p>	
575 NE SPITZENBURG ST	<p>The property, constructed ca. 1918 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value. The building and associated garage are an excellent example of the Craftsman style in the city and unique for the high level of integrity.</p>	

ADDRESS	DESCRIPTION	IMAGE
36 NE TREMONT DR	<p>The property, constructed ca. 1962 according to the Walla Walla County Assessor, does not appear individually eligible under National Register of Historic Places (NRHP) Criterion C. Further information stemming from the original drawings and Fred Bennett may identify unique and notable design elements that could make this property eligible under Criterion C.</p> <p>The property does appear individually eligible under NRHP Criterion A, as it does have a known important association with a single event or pattern of events significant to the city’s architectural history. The house was designed by Fred R. Bennet, a professor of engineering at Walla Walla University as one of the first two houses constructed within the 1962 Mountain Vista Addition subdivision filed at the request of Fred Bennett for Walla Walla College and is attributed as the first subdivision in Eastern Washington to have undergrounded utilities.</p>	
11 E WHITMAN DR	<p>The property, constructed ca. 1930 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.</p>	

B. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY

Northwest Vernacular staff evaluated the survey area for potential historic district eligibility for listing to the National Register of Historic Places (NRHP). Staff utilized NRHP Criteria A and C cited below. No criteria considerations were applicable for the evaluation of the properties surveyed. Future research may yield information making a property eligible under other criteria.

The potential Walla Walla University historic district is recommended as eligible for NRHP listing as a historic district.

Under Criterion A, the campus reflects a pattern of events important in the growth and development of Walla Walla University and the City of College Place, including the post-World War II development to accommodate student population.

Under Criterion C the potential historic district embodies the distinctive progression of building forms from the start of the University through post-World War II era growth. The building forms and architectural styles represented within the potential historic district constitute an important and distinctive collection of education related architecture within the City of College Place.

The district retains a significant concentration of buildings and circulation features that represent the pattern of physical development and convey a visual sense of the historic environment.

CRITERIA FOR EVALUATION

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations. Items applicable to the survey area are called out in bold.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in our past; or

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

D. That have yielded or may be likely to yield, information important in history or prehistory.

LEVEL AND PERIOD OF SIGNIFICANCE

The potential historic district is recommended at the local level of significance. The development reflects important aspects of the City of College Place's growth related to the founding of Walla Walla College in 1892 (and associated plats) and subsequent growth into Walla Walla University.

The recommended period of significance spans from ca. 1900 to ca. 1966, marked by construction of the oldest portion of the powerhouse and construction of the Melvin West Fine Arts Center in 1966. This period marks the original campus establishment and substantial post World War II expansion.

The following table includes only recommendations for properties surveyed. Not all of the campus buildings were surveyed, and there may be others that are potentially contributing.

Table 7. Potential Contributing Properties Surveyed

ADDRESS	YEAR BUILT	IMAGE
104 S COLLEGE AVE	1945	
133 S COLLEGE AVE	1935	
200 SE ASH AVE	1941	
201 SW 1ST ST	1947	
201 SW BADE AVE	1900	
207 S COLLEGE AVE	1920	
212 SW 4TH ST	1962	

ADDRESS	YEAR BUILT	IMAGE
22 S COLLEGE AVE	1965	
290 S COLLEGE AVE	1966	
32 SE ASH AVE	1958	

C. COLLEGE PLACE REGISTER OF HISTORIC PLACES ELIGIBILITY

NWV staff evaluated surveyed properties for potential eligibility for listing to the College Place Register of Historic Places (CPRHP).

- For reconnaissance level properties, staff utilized Criteria 2 and 3 cited below. This criterion is based on architectural character and all properties were assessed from the public right-of-way. Future research may yield information making a property eligible under other criteria. No individual property research was completed as part of this study that would have informed evaluation under other criteria.
- For intensive level properties, staff utilized Criteria 1, 3, and 5, in addition to criteria 2 and 3. Background research for each property supported this evaluation.

Local municipal code chapter 15.10.050 - College Place Register of Historic Places, listed below, establishes the categories for determining designation.

A. Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the city register of historic places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories.

1. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.

2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction.

3. Is an outstanding work of a designer, builder, or architect significant in national, state or local history.

4. Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history.

5. Is associated with the lives of persons significant in national, state, or local history.

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory.

7. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.

8. Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.

9. Is a cemetery which derives its primary significance from age, from distinctive design

features, or from association with historic events, or cultural patterns.

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site.

Of the properties surveyed, 52 appear to have sufficient integrity and distinctive architectural character to be considered for CPRHP listing. In general, any property recommended as appearing potentially eligible for NRHP listing was also recommended as potentially CPRHP eligible. Those properties that are only recommended for consideration as CPRHP eligible either lacked sufficient distinctive architectural character or had slight alterations that diminished their NRHP eligibility potential.

Table 8. Potential College Place Register Eligible Properties

ADDRESS	YEAR BUILT	IMAGE
306 SW 10TH ST	1915	
111 SE 12TH ST	1953	
127 SW 12TH ST	1949	
16 SW 13TH ST	1946	
30 SE 4TH ST	1940	

ADDRESS	YEAR BUILT	IMAGE
105 SE 4TH ST	1915	
106 SE 4TH ST	1900	
308 SE 4TH ST	1905	
212 SW 4TH ST	1962	
17 SW 6TH ST (B)	1930	
17 SW 6TH ST (A)	1930	
615 SE 8TH ST	1930	

ADDRESS	YEAR BUILT	IMAGE
218 NE A ST	1951	
32 SE ASH AVE	1958	
825 SE BIRCH AVE	1905	
830 SE BIRCH AVE	1945	
1877 SE BLISS LN	1956	
1310 SE BROADWAY AVE	1924	
1320 SE BROADWAY AVE	1947	

ADDRESS	YEAR BUILT	IMAGE	ADDRESS	YEAR BUILT	IMAGE
1324 SE BROADWAY AVE	1949		45 N COLLEGE AVE	1918	
1408 SE BROADWAY AVE	1940		53 N COLLEGE AVE	1917	
1537 SE CENTRAL AVE	1961		105 N COLLEGE AVE	1917	
12 N COLLEGE AVE	1935		109 N COLLEGE AVE	1923	
17 N COLLEGE AVE	1929		205 N COLLEGE AVE	1937	
18 N COLLEGE AVE	1935		303 N COLLEGE AVE	1910	
37 N COLLEGE AVE	1916		316 N COLLEGE AVE	1923	

ADDRESS	YEAR BUILT	IMAGE
22 S COLLEGE AVE	1965	
133 S COLLEGE AVE	1935	
207 S COLLEGE AVE	1920	
290 S COLLEGE AVE	1966	
301 S COLLEGE AVE	1920	
500 S COLLEGE AVE	1961	
1575 S COLLEGE AVE	1955	

ADDRESS	YEAR BUILT	IMAGE
327 S COLLEGE AVE	1930	
620 SE DATE AVE	1892	
12 SW DAVIS AVE	1910	
26 SW DAVIS AVE	1936	
393 SE HIGHLAND PARK DR	1963	
424 SE SCENIC VIEW DR	1950	
615 SE SCENIC VIEW DR	1959	

ADDRESS	YEAR BUILT	IMAGE
575 NE SPITZENBURG ST	1918	
36 NE TREMONT DR	1962	
11 E WHITMAN DR	1930	
104 E WHITMAN DR	1911	
129 E WHITMAN DR	1900	

D. DEVELOPMENT TRENDS

The following identifies key local development trends influencing the retention of historic properties within the city.

- Managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows will be a key ongoing issue. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can have a significant impact on visual character.
- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded.

E. RECOMMENDATIONS

Implementation of the following recommendations will support local comprehensive planning, the purpose of the city's Historic Preservation Ordinance, and the 2014–2019 Washington State Historic Preservation Plan goals.

- Conduct outreach to property owners of properties recommended eligible for NRHP and/or CPRHP designation to ask if they are interested in knowing more about their properties. The intent will be to conduct additional research on those properties with owners who are interested in the history of their buildings. Based on the research, the owners could then consider if they are interested in pursuing listing status. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work. If grant funds are pursued, the City should obtain a letter from each interested property owner stating their interest in participating.
- Citywide education programs related to building repairs and maintenance—notably for wood sash windows, exterior details (including stucco), and removal of vinyl siding—would support the retention of these materials.

The concentration of surveyed properties in two residential subdivisions prompted a preliminary review of these areas to guide recommendations.

- Scenic View, replatted in 1948. This area would benefit from a closer review by CPHPC members to assess the level of alterations to properties within the plat, and the significance of D. H. and Nellie F. Kinzer and Leo G. and Ethel Hagen, owners of the platted land. As part of the survey, 6 properties were surveyed within the plat, with all recommended as potentially eligible for CPRHP listing. There are 200 properties within the plat, with the majority built in the 1940s (38) and 1950s (105). There are only 13 buildings built since 1969. The plat should be evaluated using the National Park Service's National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places and per the registration requirements established in the Historic Residential Suburbs in the United States, 1830–1968 Multiple Property Listing.
- Mountain Vista, plated in 1962. This area would benefit from a closer review by CPHPC members to assess the level of alterations to properties within the plat. The plat was filed by Fred Bennett on behalf of Walla Walla College. Fred was an engineering professor with the College and designed one of the first houses in the subdivision. The subdivision is also attributed as the first in Eastern Washington to have undergrounded utilities and included a high number of Walla Walla College professors as residents. As part of the survey, Fred's house, 36 NE Tremont Drive, was surveyed. There are approximately 37 properties within the plat, with the majority built between 1962 and 1968 (24) and between 1969 and 1979 (10). There are only 2 buildings built since 1979. The plat should be evaluated using the National Park Service's National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places and per the registration requirements established in the Historic Residential Suburbs in the United States, 1830–1968 Multiple Property Listing. The cut off date of 1968 for the multiple property listing, and the 50-year threshold, 1969 as of 2019, may require consideration of this subdivision once more of the properties have reached 50-years of age.

- Highland Park, platted in 1964, with 86 buildings in the subdivision. Built out of this subdivision started in the 1960s, with 7 buildings constructed between 1963 and 1968; however, the majority of construction (64 buildings) occurred between 1969 and 1979. There are 14 buildings built since 1979. This subdivision should be reviewed once more of the properties have reached 50-years of age.

4. Bibliography

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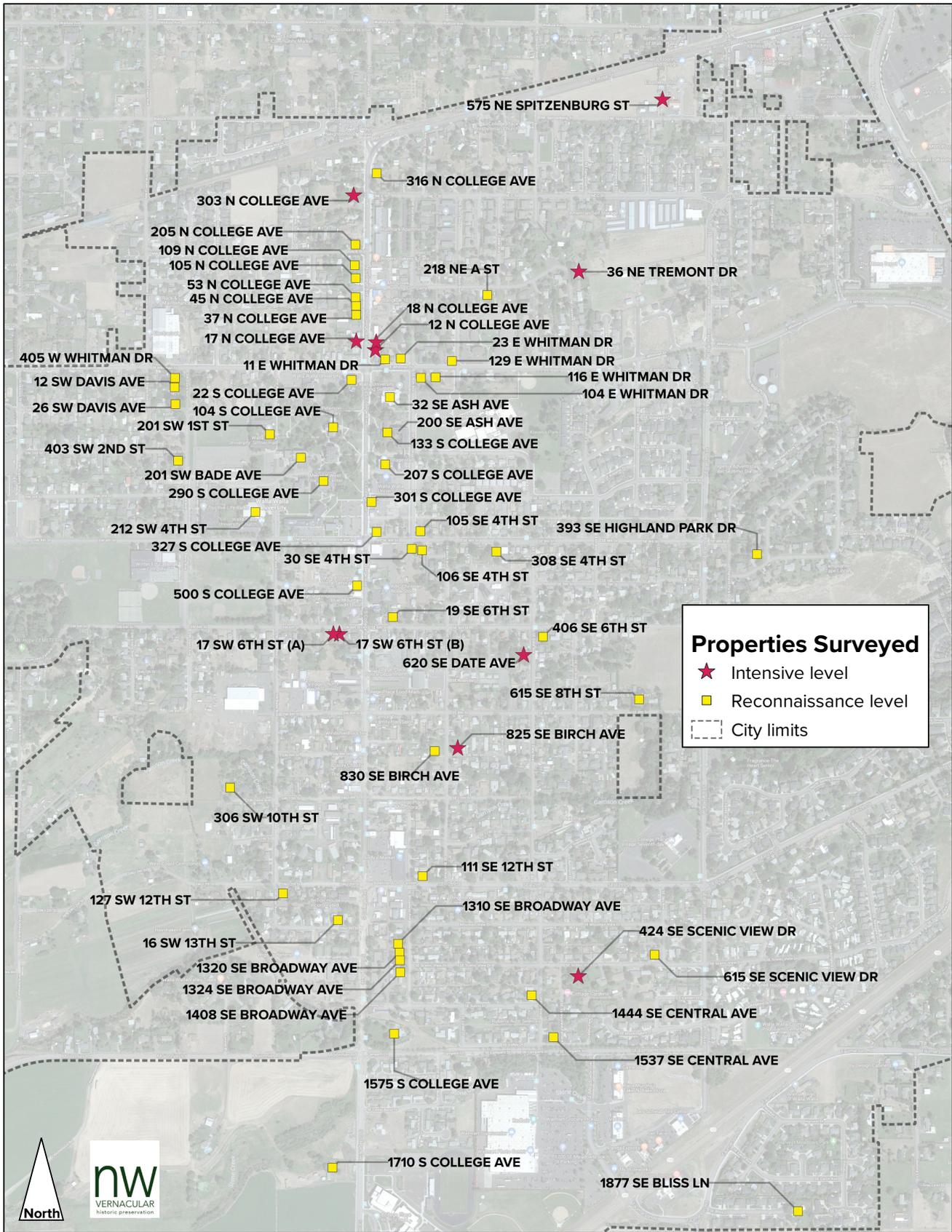
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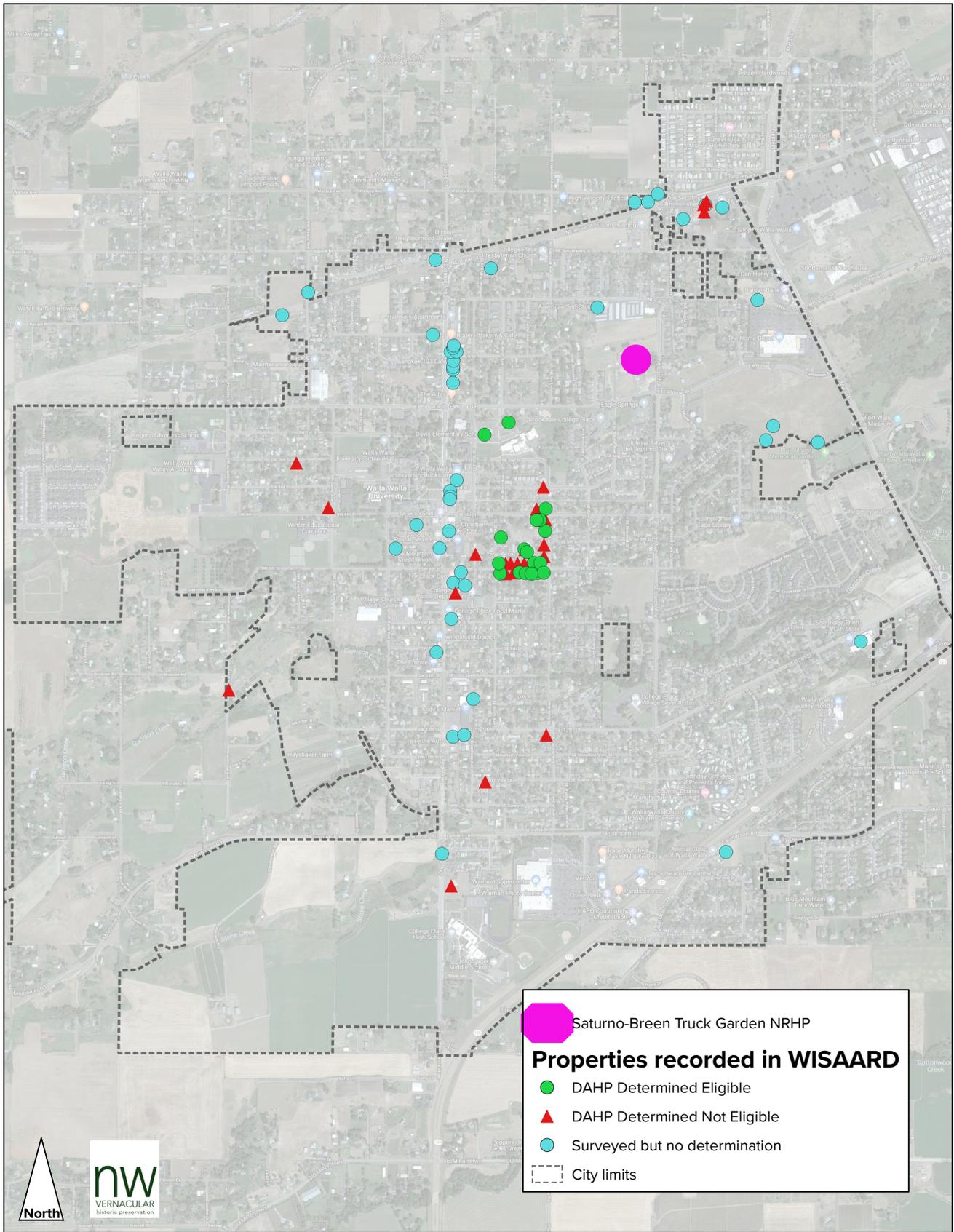
Washington State Department of Archaeology and Historic Preservation, "WWII Era Cottage: 1935 – 1950," Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

5. Maps

The following maps were developed as part of this survey.



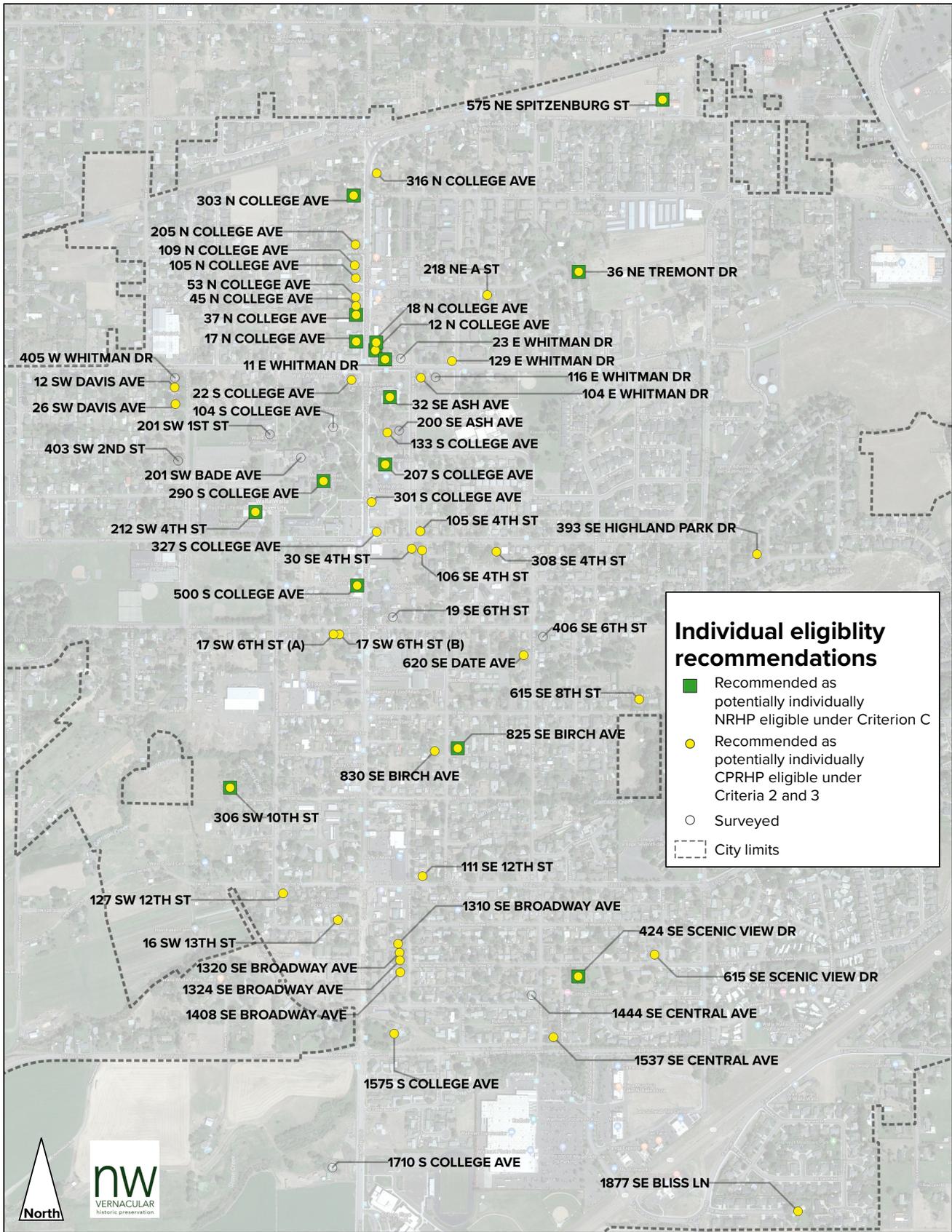
Map 1. Survey Area and Surveyed Properties.



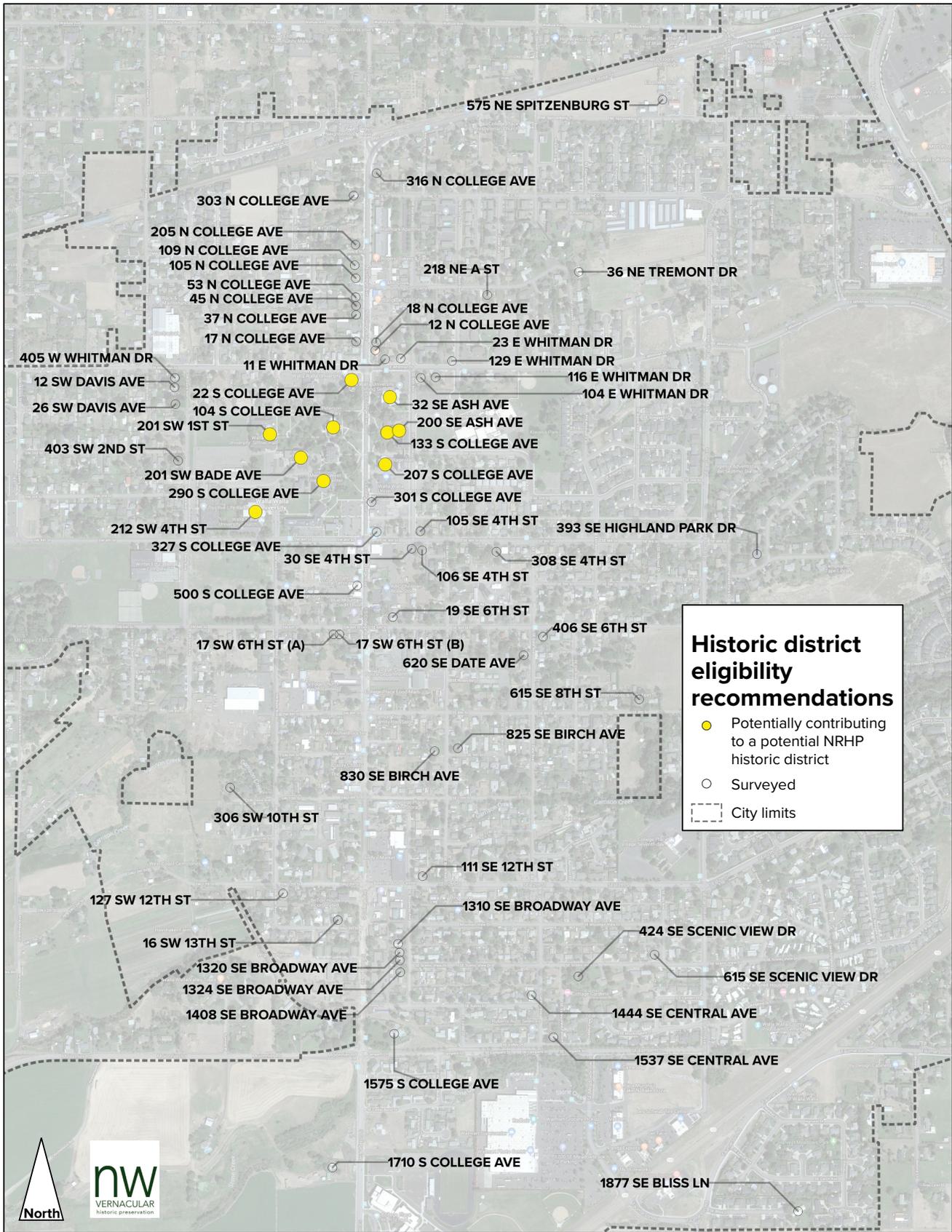
Map 2. Previous Surveys.

College Place Intensive & Reconnaissance Level Survey

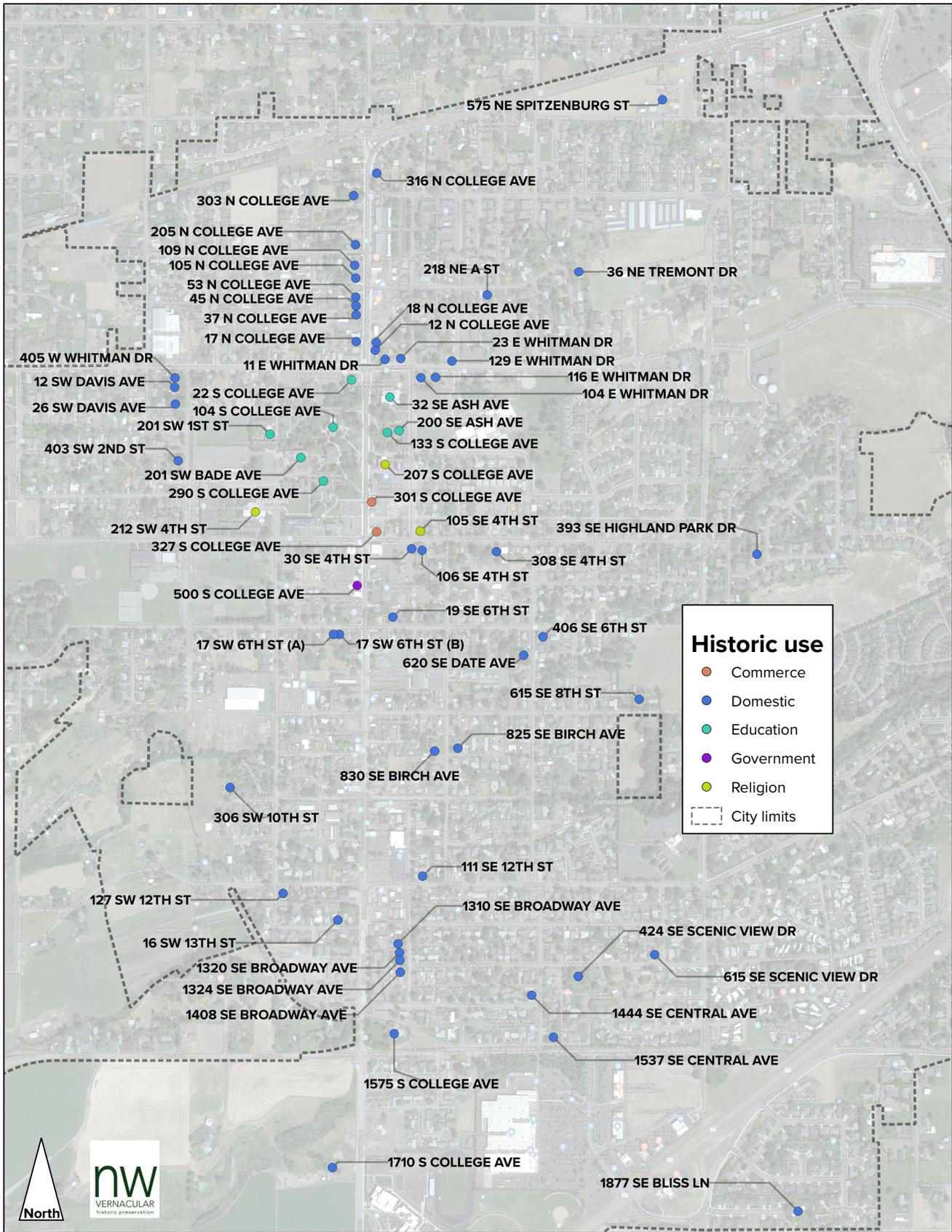
Northwest Vernacular



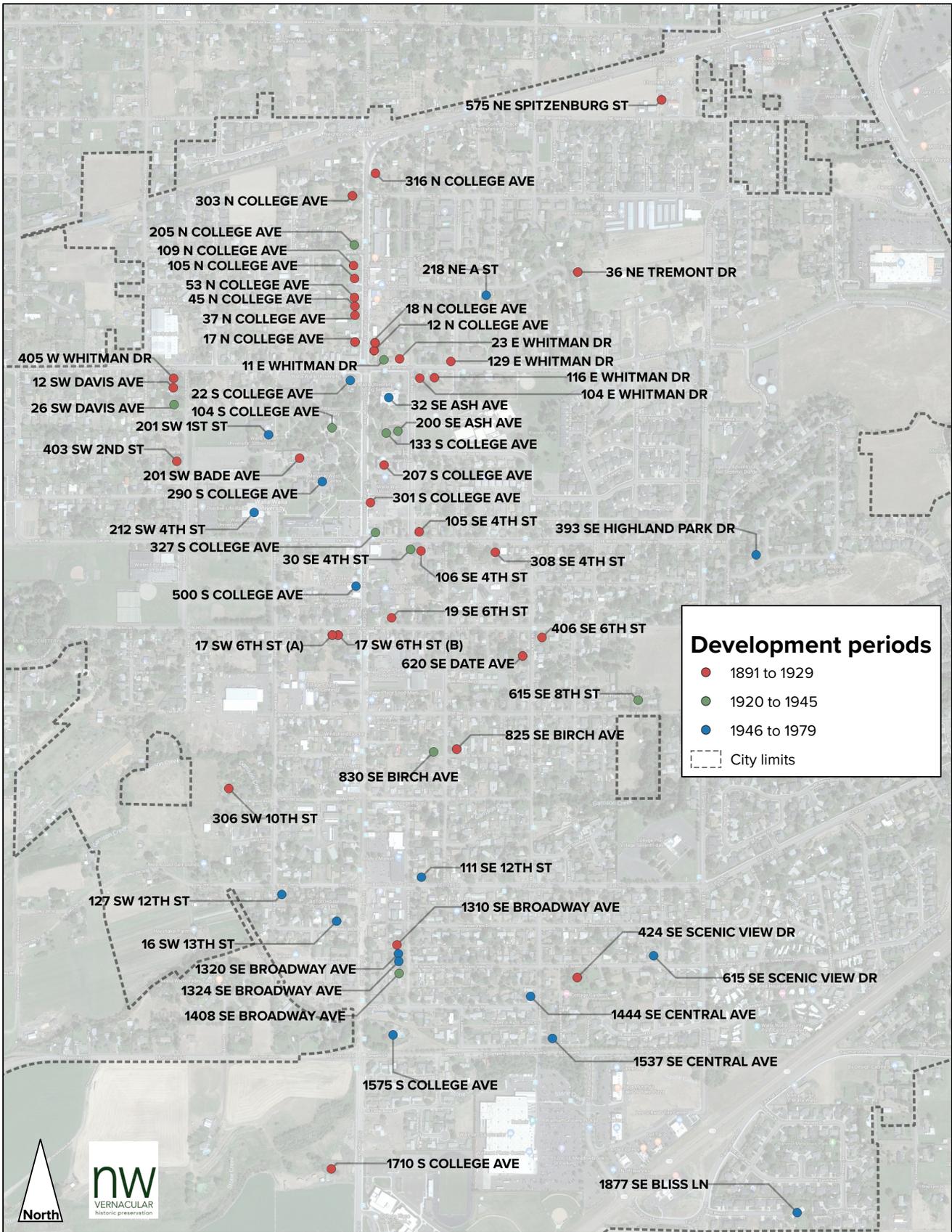
Map 3. Individual Eligibility Recommendations.



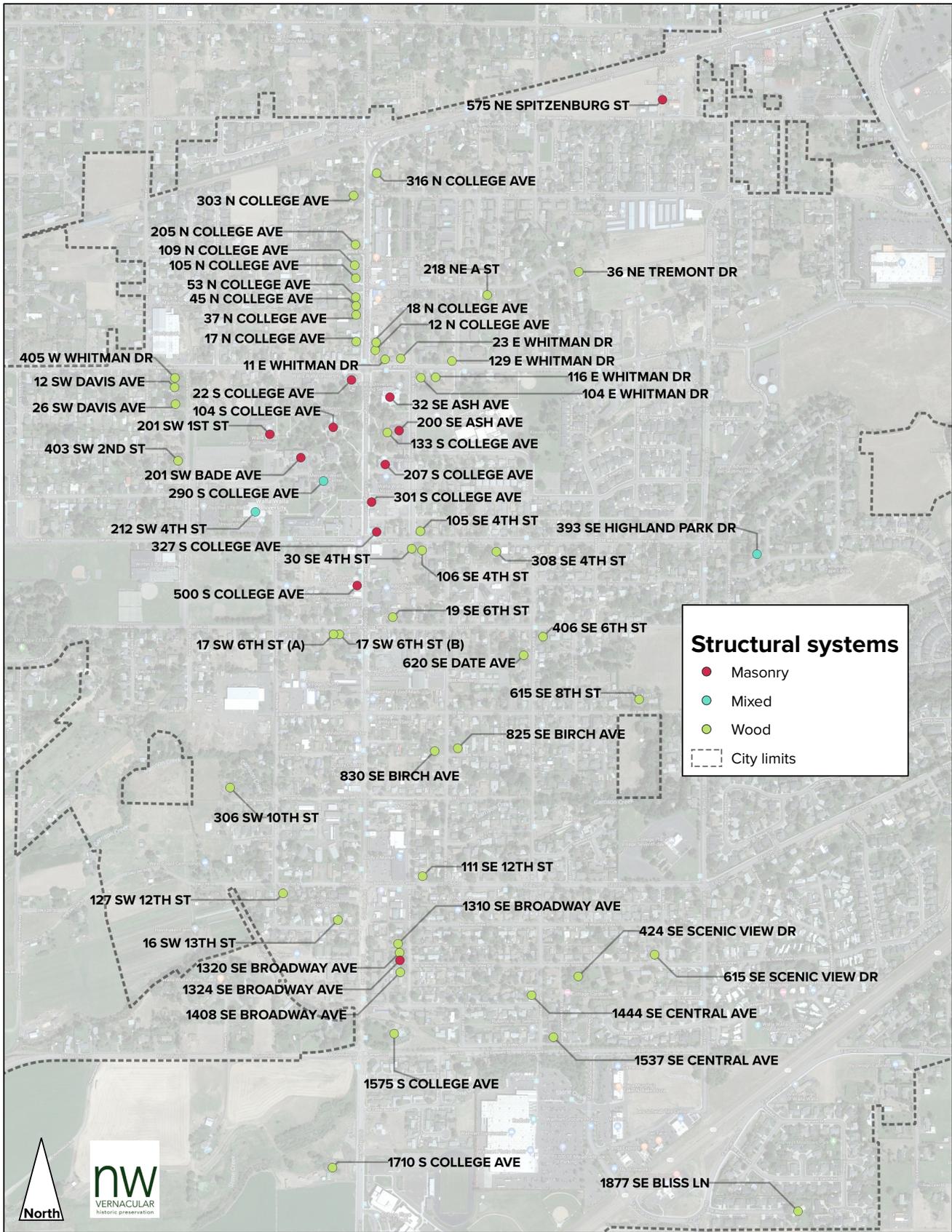
Map 4. NRHP Historic District Eligibility Recommendations.



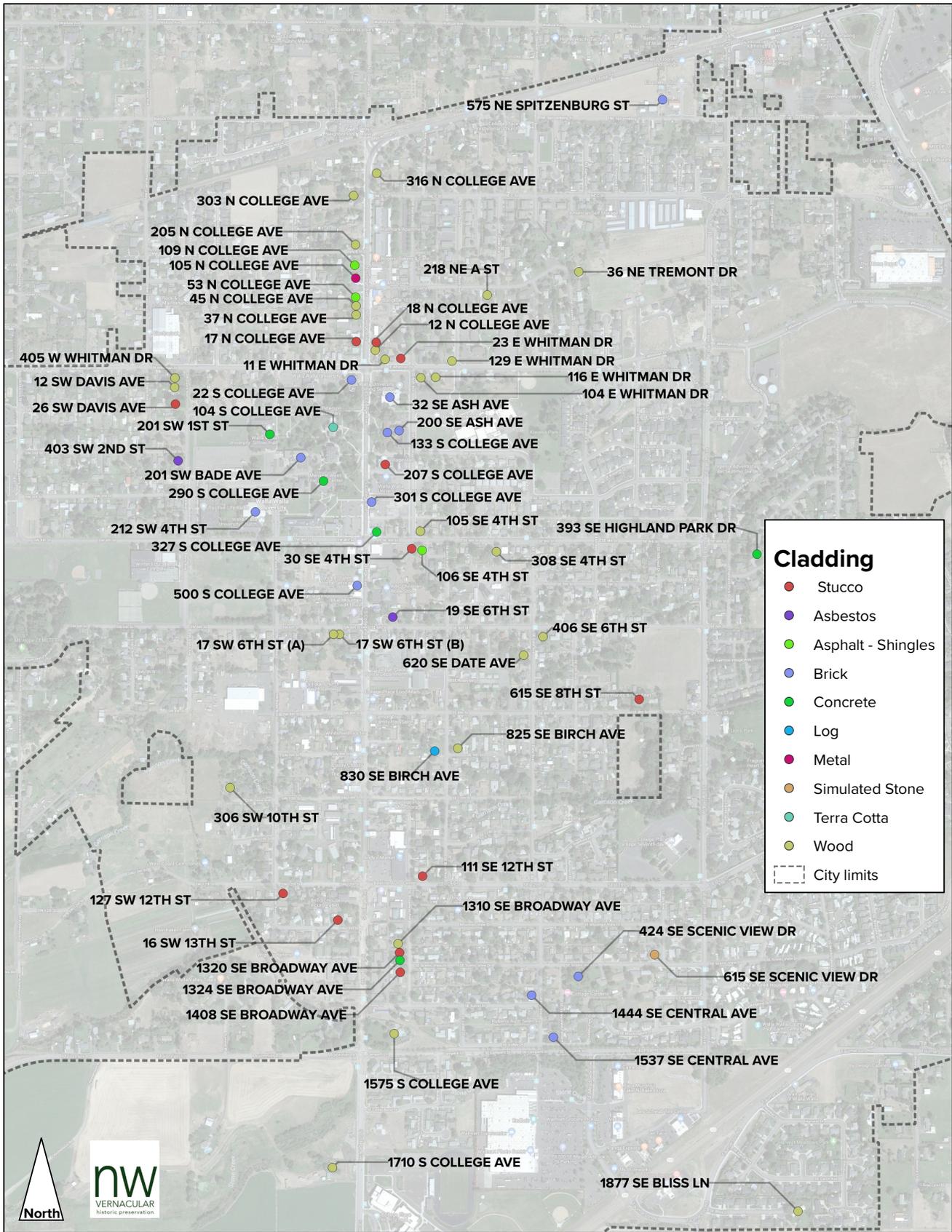
Map 5. Historic Uses.



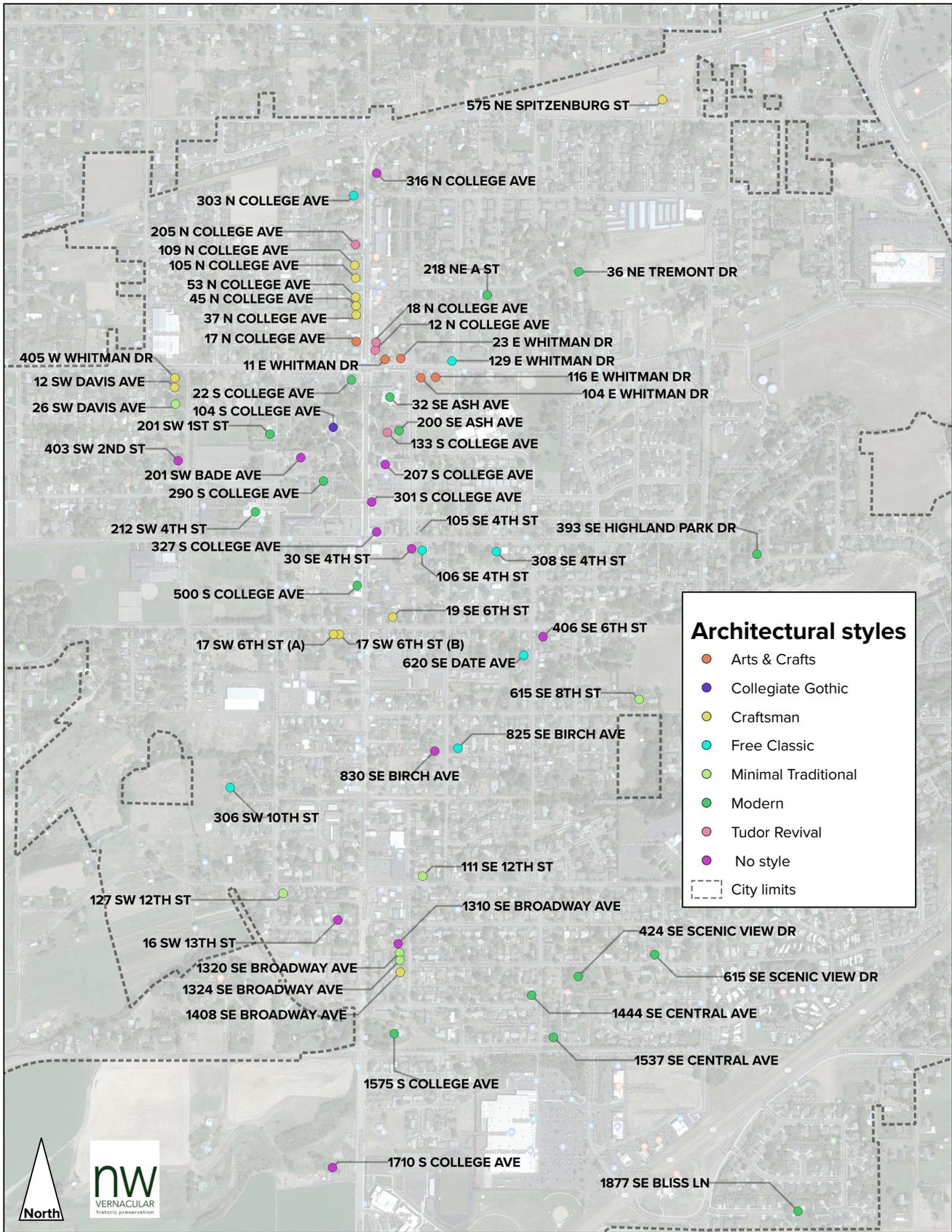
Map 6. Development Periods.



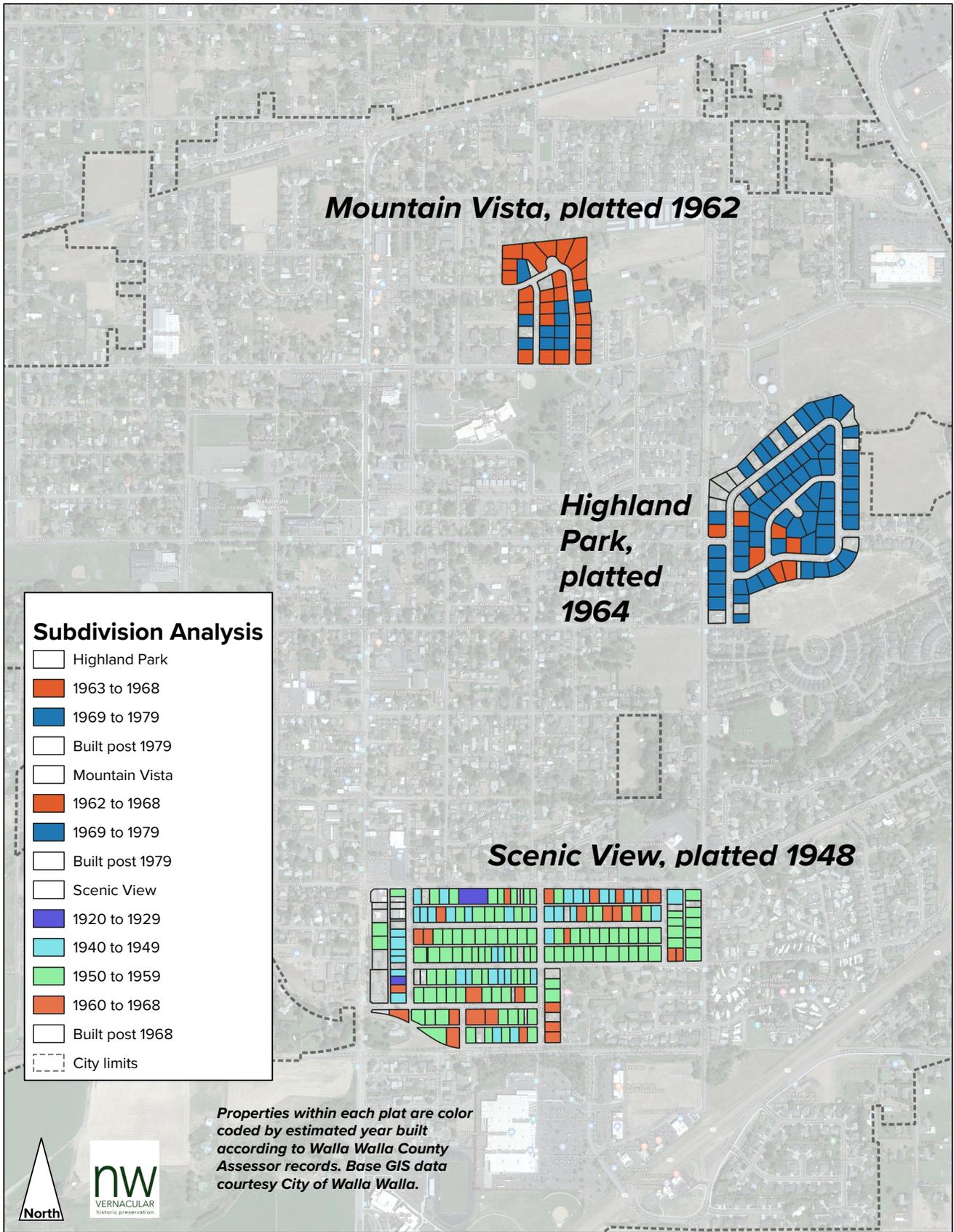
Map 7. Building Structures by Material.



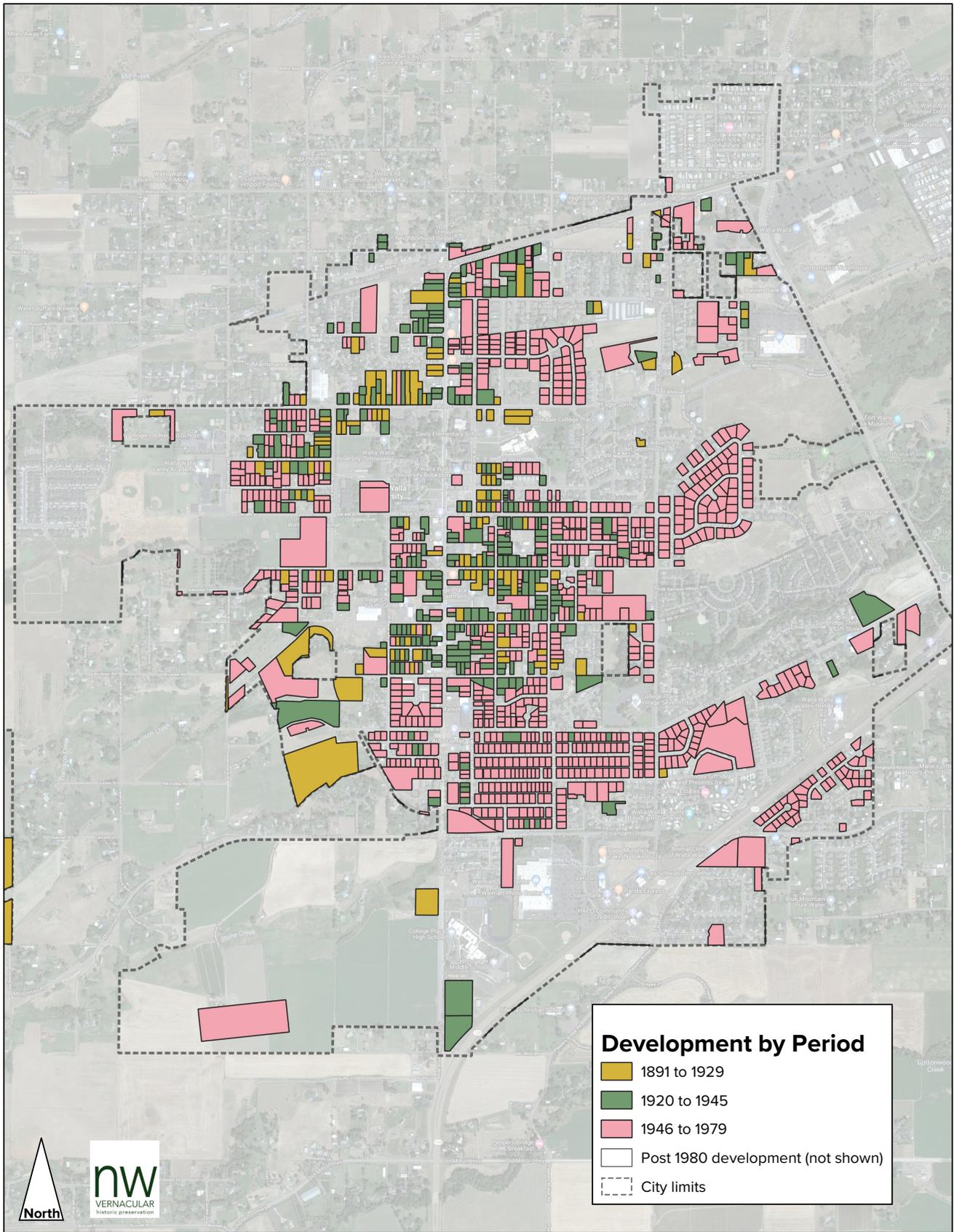
Map 8. Cladding Types.



Map 9. Architectural Styles



Map 10. Subdivision Analysis



Map 11. Citywide Development Patterns.