

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Walla Walla Downtown Historic District

other names/site number N/A

## 2. Location

street & number Roughly bounded by Rose St, Palouse St, alley between Alder & Poplar St, and 3<sup>rd</sup> Ave  not for publication

city or town Walla Walla  vicinity

state Washington code WA county Walla Walla code 071 zip code 99362

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property     meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide   X   local

Applicable National Register Criteria

  X   A     B   X   C     D

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

WASHINGTON STATE SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

|                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input checked="" type="checkbox"/> | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

|                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/>            | building(s) |
| <input checked="" type="checkbox"/> | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

| Contributing | Noncontributing |              |
|--------------|-----------------|--------------|
| 57           | 43              | buildings    |
|              |                 | district     |
| 1            | 1               | site         |
| 1            |                 | structure    |
|              |                 | object       |
| 59           | 44              | <b>Total</b> |

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

4

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Office, Financial Institution,  
Department Store, Specialty Store, Restaurant  
SOCIAL: Community Hall, Fraternal Hall  
DOMESTIC: Hotel  
RECREATION: Theater  
GOVERNMENT: City Hall  
RELIGION: Church

**Current Functions**  
(Enter categories from instructions.)

COMMERCE/TRADE: Office, Financial Institution,  
Department Store, Specialty Store, Restaurant  
DOMESTIC: Hotel  
GOVERNMENT: City Hall  
RELIGION: Church

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

LATE VICTORIAN: Italianate, Romanesque  
Revival  
LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS:  
Classical Revival, Tudor Revival  
LATE 19<sup>TH</sup> CENTURY & EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS: Commercial Style  
MODERN MOVEMENT: Art Deco, Miesian,  
Contemporary

**Materials**  
(Enter categories from instructions.)

foundation: CONCRETE, STONE, BRICK  
walls: BRICK, STONE, CONCRETE, STUCCO,  
METAL  
roof: ASPHALT  
other: WOOD/plywood  
METAL/steel

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

## **LOCATION AND SETTING**

### **Overview**

The Walla Walla Downtown Historic District is located in the commercial center of Walla Walla, in a complex area where two street grids collide and the Mill Creek Flood Control Channel, with its multiple bridges and a combination of open and covered areas, separates the north half of the downtown from the south half. The approximately thirteen-block area encompasses all eras of development in Walla Walla's built environment history, displaying buildings that date from 1869 to 2018. The primary east-west street is Main Street, which is flanked by Rose Street to the north and Alder Street to the south. The interior of the district is penetrated by the north-south 2<sup>nd</sup> and 1<sup>st</sup> Avenues, and Colville and Spokane Streets. The district is roughly bounded by Rose Street on the north (with the exception of the block containing the Marcus Whitman Hotel and Conference Center); Palouse Street on the east; the alley between Alder and Poplar Streets to the south, and 3<sup>rd</sup> Avenue to the west. The overall character of the district is one of substantial, architecturally and historically significant buildings, typically two-to-three stories in height (with a handful of notable exceptions), with one-to-two story buildings toward the east end of the historic district, often of a more modest character. The area in the north central portion of the district in particular is characterized by one-story former garages and other auto-oriented buildings, some with large floorplates. The city is in the midst of a revitalization effort. As a result, buildings range in condition and integrity. Some have been fully restored while others retain their original appearance or display interim changes, including some deferred maintenance. The district comprises 100 primarily commercial buildings, in addition to two sites and one structure. **Approximately 59% of the resources in the district are contributing and approximately 44% are non-contributing, due primarily to loss of integrity.** There are several surface parking or vacant lots in the district that front primarily on Rose and Alder Streets.

### **Setting**

The Walla Walla Downtown Historic District is located in the heart of Walla Walla, a city of 34,240 people (2019) that is about thirteen square miles in size. It is located west of the Blue Mountains and just six miles north of the Washington-Oregon border. To the north and east are the rolling hills of the Palouse wheat-growing region, which extends north to the Snake River and beyond. In terms of its urban setting, the town of College Place, which is where Walla Walla University is located, is to the west. The Washington State Penitentiary, which opened in 1886, is located in the northwest corner of the city, and Whitman College is to the immediate northeast of downtown. In general, the urbanized area follows the east-west trajectory of Mill Creek which runs in a concrete channel through most of the city. This creek joins the Walla Walla River west of the city near the Whitman Mission National Historic Site. Highway 12 runs east-west just north of the downtown. The surrounding land is mostly agricultural, dominated by wheat fields and vineyards. The city was also historically known as a distribution center for the fruits and vegetables grown in this rich agricultural region. In 1908 it was called the Garden City or the "Garden Spot of the Northwest."<sup>1</sup> It has long been known for the Walla Walla Sweet Onion, which became Washington's official state vegetable in 2007.<sup>2</sup>

<sup>1</sup> Bard, Andreas, "Walla Walla," *The Coast*, Honor L. Wilhelm, Editor, Vol. XI, No. 3. Seattle, WA: The Coast Publishing Company, 1908:199.

<sup>2</sup> "State Symbols" *Washington State Legislature*, <http://leg.wa.gov/Symbols/pages/default.aspx>, Accessed April 2020.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## Streetscapes and Urban Design

The main pedestrian-oriented streets in the Walla Walla Downtown Historic District are Main and Alder Streets, both of which are east-west streets. **[PHOTO]** For most of their length within the historic district they have one travel lane in each direction, with diagonal parking on each side. Sidewalks are wide. Some have contrasting paving, such as brick paving, in the planting strip area next to the curb. Many have street trees, both newer and more mature trees. These two streets have highway-type lighting at intersections where there are signals, and decorative pedestrian-style lighting along the blocks between these intersections. Amenities include the occasional bench, awnings over windows that extend over the sidewalk, and outdoor seating areas. A second street type in the historic district is the type seen on east-west Rose Street, which has two through lanes with a central turn lane, and parallel parking and bike lanes to each side. Sidewalks here tend to be narrower and there are some street trees, but the streetscapes does not have the decorative fixtures seen on Main and Alder Streets.

Another strong pedestrian-oriented street in the historic district is 1<sup>st</sup> Avenue. First Avenue terminates where Main Street makes a slight jog. This jog occurred when the city was first laid out, as it was necessary to cross Mill Creek at this location, which in turn caused a slight jog in the street.<sup>3</sup> Today this terminus results in a visually pleasing view where the street walls consistently line up behind the sidewalk but for a small plaza in this location (the new Land Title Plaza) that also looks out over Mill Creek. This view to the northwest terminates in a parking area, which represents an opportunity in the future for an alternative treatment. First Avenue in this location is two through lanes, with parallel parking on each side, wide sidewalks, decorative pedestrian lights, and canopies over storefront windows.

Second Avenue is a north-south arterial for Walla Walla and has two lanes with a central turn lane and bike lanes to each side. It displays wide sidewalks with street trees and decorative pedestrian lights. Overhead, highway-type street fixtures are located at the intersections where there are signals. Third Avenue, Colville Street, Spokane Street, and Palouse Street all have similar treatments. They have two travel lanes with parallel parking on sides, bulb-outs at crosswalks to shorten walking distance at the crosswalks, and some street trees. These streets do not have decorative light fixtures.

The east-northeast boundary of the historic district is located where Main intersects with Palouse Street. Boyer Avenue also intersects here, making it a five-way intersection. The intersection is made more complex by the crossing of the railroad tracks which enter the intersection from the east, cross through the center, and continue in a westerly direction with a curve that travels through the block bounded by Main Street, N. Palouse Street, E. Rose Street, and N. Spokane Street, in back of what is Sears today.<sup>4</sup>

Another particularly visually strong cluster of historic buildings is located at the east-southeast boundary, at the intersection at S. Palouse and E. Alder Streets. Sited here is the 1906 Central Christian Church (66 S. Palouse Street), fronted by Volunteer Park (80 S. Palouse Street) with a statue of a soldier commemorating the Spanish-American War.<sup>5</sup> Straight ahead is the 1931 Walla Walla Congregational Church (73 S. Palouse Street) with the Rectory to its right. In the distance, down Alder Street to the right (south) is the 1905 Carnegie Library (109 S. Palouse Street). The Congregational Church, Rectory, and Carnegie Library are not included in the historic district.

<sup>3</sup> It is also said by historian Robert A. Bennett that the route of Main Street in part followed a Nez Perce trail, so the route was already in place.

<sup>4</sup> This building was the 1917 Dahlen Brothers Ford Dealership, which built their building on the site of the former Washington & Columbia Railroad Passenger Depot site.

<sup>5</sup> This was erected by the Red Cross Society of Walla Walla and dedicated July 4, 1904. It commemorates the seven soldiers from Walla Walla who died in the conflict. Robert A. Bennett, *Walla Walla: A Town Built to be a City, 1900-1919*. Walla Walla, WA: Pioneer Press, 1982:45.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## Parks and Open Space

There are a limited number of parks, open spaces, and plazas in the Walla Walla Downtown Historic District. Two public parks are located within the district. The 1992 Heritage Square (116 E. Main Street) is the size of two urban lots and was in fact the site of a Sears & Roebuck warehouse in 1950. It features a mural on the wall of the building to the south and the façade of the former I.O.O.F. Hall on the wall to the north, which has been incorporated into a public art piece.<sup>6</sup> The 1904 Volunteer Park (80 S. Palouse Street) is a small, triangular park at the corner of Alder and Palouse Streets in front of the Central Christian Church. It features the statue of a soldier to commemorate the Walla Walla soldiers that served and died in Spanish-American-Philippine War.<sup>7</sup> A small private modern urban plaza is located in front of the 1976 Land Title Building (31 E. Main Street) at the foot of S. 1<sup>st</sup> Avenue at Main Street. Another small private open space is located adjacent to 27 W. Main Street. Additional parks are located in outlying areas.

The 1908, 40-acre Pioneer Park (City Park today) is of interest because it was developed during Walla Walla's Progressive Era by John Langdon, the President of the newly formed Parks Commission and designed by Langdon, with advice from John C. Olmsted. Olmsted, the son of the renowned father of landscape architecture, Frederick Law Olmstead, headed up the nationally known Brookline, Massachusetts firm at this time. The firm was nationally known in the first decades of the 20<sup>th</sup> century for its assistance to cities throughout the country, including Spokane, Seattle and Portland, in developing and implementing visions for their park systems during the City Beautiful Movement. He also advised Walla Walla to develop a ring of parks around the city, beginning with Pioneer Park. The second park to be constructed in Walla Walla was the 1924 Wildwood Park. The complete ring of parks was not implemented. However, the work on Pioneer Park was a catalyst for the civic-minded organizations that formed and/or expanded their influence during this period in Walla Walla's history.

## Architectural Integrity

The nature of the architecture, the urban street grid, the streetscape character, and scattering of open spaces in downtown Walla Walla make it a visually interesting and inviting urban environment. The approximately thirteen-block area encompasses all eras of development in Walla Walla's built environment history, displaying buildings that date from 1869 to 2018, with a concentration of buildings constructed between 1900 and 1928. The overall character of the district is one of substantial, architecturally and historically significant buildings mixed with more modest commercial buildings, most of which are one- and two-part commercial blocks. These latter buildings often incorporate architectural detailing that associate them with the periods in which they developed but may also be relatively simple buildings. A handful of noteworthy Modern buildings are also located in the downtown historic district, most of which are associated with financial institutions.

Fifty-six of the resources within the district contribute to it, whereas 44 resources are non-contributing, due primarily to lack of integrity. One park and one structure are contributing, and one park is non-contributing due to its construction outside the period of significance. Typical changes to buildings that render them non-contributing are the removal of character-defining architectural details and/or the application of modern treatments on the front façade that are uncharacteristic of the building's initial period of construction or later renovations that overwhelm the building's character and are therefore not significant in themselves. A recent popular treatment on older storefronts is to add dark metal framing and an entire glazed frontage, which is not typical of a traditional storefront. The most common building form within the historic district is a partywall structure that meets the front property line, lending a strong continuity within the district; parking lots tend to be located on secondary streets and as a result, minimize disruption to the urban streetscape. As a whole, the district strongly retains the aspects of location and setting. It maintains good integrity of design, materials and

<sup>6</sup> A redesign of Heritage Square is in process. A final design has been chosen and the City is working on funding sources to revitalize this downtown gathering space.

<sup>7</sup> This was erected by the Red Cross Society of Walla Walla and dedicated July 4, 1904. It commemorates the seven soldiers from Walla Walla who died in the conflict. Robert A. Bennett, *Walla Walla: A Town Built to be a City, 1900-1919*. Walla Walla, WA: Pioneer Press, 1982:45.

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

workmanship. Feeling is intact. Association is affected slightly by the conversion of former industrial spaces to commercial uses. As a whole, however, the district retains very good integrity.

## INVENTORY OF PROPERTIES

The following is an inventory of properties in the Walla Walla Downtown Historic District, with notes as to the location; the architectural style or building type; known associated architects or builders; its status or category; an architectural description; and any significant historical information associated with the property. Much of the information on individual properties is summarized from the intensive surveys developed for the buildings or resources in 2017 as a part of that historic context and survey project.<sup>8</sup> Additional information is taken from recent surveys prepared for environmental compliance purposes.<sup>9</sup> Finally, this information is taken from the 2009 reconnaissance survey for downtown Walla Walla, supplemented with additional field and archival research work conducted in 2020.<sup>10</sup>

|  |                           |                       |               |                   |                   |
|--|---------------------------|-----------------------|---------------|-------------------|-------------------|
| <b>3 S 1<sup>st</sup> Ave</b>  |                           | <b>Historic name:</b> | Model Grocery | <b>Built:</b>     | <b>1910, 1960</b> |
| <b>Style:</b>  | Commercial                | <b>Common name:</b>   | Salon Phoenix | <b>Architect:</b> | Unknown           |
| <b>Classification:</b>   | Historic Non-contributing |                       |               | <b>Builder:</b>   | Unknown           |
| <b>Description:</b>  |                           |                       |               |                   |                   |
| <p>The building at 3 S 1st Avenue was constructed in 1910. Originally a standard commercial building, it was remodeled in 1960. Historically built for commercial use, the building continues that function. The building features a primarily rectangular plan, with a slight angle at the rear of the building where it meets an adjacent structure. The one story, unreinforced masonry building has a flat roof with a parapet. Metal panels have been added over the brick cladding on the upper extent of the front facade as well as on the entire rear facade. The original plan is intact. The original cladding, storefront and windows have been extensively altered, yet many of those changes have achieved significance in their own right. Based on the mid-century remodel, the cladding has only been slightly altered. The metal marquee (projecting over sidewalk) and the ceramic tiles at the main entry are newer alterations. A summary of the alterations, from the city records, include: • 1960 remodel: aluminum storefronts, anodized black metal panels set in aluminum clip frames used at bulkheads and at facade (added paint at facade), plate glass display windows, recessed entry with aluminum door and transom, canopy, done as part of related work on 38 E Main Street. The character-defining features for this building are all based on the remodel, including the features listed above.</p> |                           |                       |               |                   |                   |
| <b>Cultural data:</b>  |                           |                       |               |                   |                   |
| <p>The following is a chronology of the Model Grocery's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. Prior to 1927, the Model Bakery and Confectionary, Inc. operated in the building, selling fresh-made bread, pies, and cakes. From 1927 to 1947, the building contained the Model Grocery, which was owned by the Beaver brothers. In 1951, Williams D A &amp; Company real estate and insurance occupied the building. In 1961, the building had three business tenants, namely J. G. McCallum &amp; Co., Moore Business Forms, and Prudential Insurance Co. In 1967, the building occupant was listed as LeChapeau.</p>   |                           |                       |               |                   |                   |

<sup>8</sup> Artifacts Consulting, Inc., *Downtown Walla Walla Intensive-Level Survey*. Prepared for City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017.

<sup>9</sup> Kathryn Burke-Hise, *Spokane Street Bridge Replacement Project, Survey and Evaluation*. Prepare for the City of Walla Walla. Prepared by Historical Research Associates Inc., September 18, 2018; Kanaby, Kara M. and Thomas C. Rust, PhD, *rose Street – 2<sup>nd</sup> Avenue to Palouse Street and Alder and Rose Streets Pedestrian Crossing Projects*. Prepared for City of Walla Walla. Prepared by Landau Associates, February 26, 2010.

<sup>10</sup> Jill A. Dowling, *Reconnaissance Level Historic Property Survey of Downtown Walla Walla, Washington*, August 14, 2008. On file at the Department of Archaeology and Historic Preservation, Olympia, Washington.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|   |                     |                       |                      |                   |             |
|---|---------------------|-----------------------|----------------------|-------------------|-------------|
| <b>5-7 S 1<sup>st</sup> Ave</b>   |                     | <b>Historic name:</b> | Unknown              | <b>Built:</b>     | <b>1910</b> |
| <b>Style:</b>   | Commercial          | <b>Common name:</b>   | Sweet Basil Pizzeria | <b>Architect:</b> | Unknown     |
| <b>Classification:</b>  | <b>Contributing</b> |                       |                      | <b>Builder:</b>   | Unknown     |
| <b>Description:</b>   |                     |                       |                      |                   |             |
| <p>The building at 5-7 S 1st Avenue was constructed in 1910 in the Commercial style. Historically built for commercial use, the building continues that function. The building features an irregular plan, with projecting additions at the rear. The plan contains multiple storefronts. The one story unreinforced masonry building has a flat roof with a parapet. Stucco veneer has been added over the original brick cladding on the front facade. Brick of at least two different ages is visible from the rear facade, along the alley. Two of the storefronts retain historic doors and entry alignments (centered door, recessed). The third storefront has been updated with a diagonal wall and off-center aluminum door, following the mid-century pattern. The display windows feature both metal and wood framing. Windows along the rear facade are of various types and materials, mostly wood-framed multi-lite sashes. Some window openings have been infilled or replaced with vinyl sashes. The original plan has been slightly altered, with a rear addition. The original cladding, windows and storefronts have been moderately altered. There are no records of alterations in city records. The character-defining features for this building include: • Display windows, metal frames • Tall parapets • Recessed storefront entrances • Windows, six over six wood sash on rear facade • Brick, common bond rear façade.</p>         |                     |                       |                      |                   |             |
| <b>Cultural data:</b>   |                     |                       |                      |                   |             |
| <p>The building at 5-7 S 1st Street is a single building with multiple storefronts which have housed a number of different businesses over the years. The following is a chronology of building occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. In 1931, the Singer Sewing Machine Co., operated by dressmaker Mrs. Pearl McCaw, occupied 5 S 1st Street; and the millinery shop The Vogue operated out of 5 ½ S 1st Street. In 1931 through at least 1941, Shinbo Bros., a Japanese curio shop, occupied 7 ½ S 1st Street. From 1931 through at least 1951, the Baby Shop, specializing in infants wear, occupied 7 S 1st Street. From 1941 through at least 1951, a women's clothing shop, listed as Jensen Val, operated out of 5 S 1st Street. In 1941 through at least 1967, Britt's Shoes and Shoe Service occupied the building, first in the 5 ½ S 1st Street storefront (1941) and later in 7 ½ S 1st Street. Between 1961 and 1967, Drs. R.M. and S.A. Schneller had their offices in the building along with Standard Printing Co. In 1967, the Grand Barber listed 7 S 1st Street as their address.</p> |                     |                       |                      |                   |             |

|  |                              |                       |                    |                   |            |
|--|------------------------------|-----------------------|--------------------|-------------------|------------|
| <b>9-15 S 1<sup>st</sup> Ave</b>   |                              | <b>Historic name:</b> | Elam's Bank        | <b>Built:</b>     | 1907, 1926 |
| <b>Style:</b>  | Neoclassical                 | <b>Common name:</b>   | Cox-Jones Building | <b>Architect:</b> |            |
| <b>Classification:</b>   | <b>Historic Contributing</b> |                       |                    | <b>Builder:</b>   |            |
| <b>Description:</b>  |                              |                       |                    |                   |            |
| <p>The building at 9-15 S 1st Avenue was designed in ca 1907 in the Neoclassical style. Historically built for commercial use, the building continues that function. The building features a rectangular plan with multiple storefronts. The one story unreinforced masonry building has a flat roof with a parapet. Buff colored brick cladding with dark mortar is visible on the two main facades. Painted, engaged concrete ionic columns on tall plinths are evenly spaced along the main facades. Transom windows over the marquee are partially exposed. The original plan and cladding are intact. There are no windows apart from the storefronts. The original storefronts, including doors, display windows and bulkheads, have been extensively altered. The metal marquee (projecting over sidewalk) is relatively new. The west and south facades are the only exposed exterior walls; the other sides are obscured by adjacent buildings. There are no alterations on file in the city records. The character-defining features for this building include: • Brick, buff colored with dark mortar • Terra cotta cornice and frieze • Engaged concrete columns and plinths between storefronts</p> |                              |                       |                    |                   |            |
| <b>Cultural data:</b>  |                              |                       |                    |                   |            |
| <p>The following is a chronology of the Elam's bank building's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only</p>  |                              |                       |                    |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. Constructed in ca 1907 on the site of the former Smitten Building, the Elam's Bank building was home to Elam's Bank, established by James L. Elam in 1904. Mr. Elam had previously managed an agricultural implements store, specializing in wagons and carriages at 2 E Alder. Advertisements for the bank promoted as a "safe, conservative business." The bank business relocated to a building on Main Street in 1911 and became known as the Peoples State Bank. By 1931, the building had a number of tenants including barber Clarence Hurst, Mackie's Shoe Repair Shop, William Rook, and Jaynes Typewriter House Valley Home Flower Shop. Mackie's, Hurst Barbers, and Jaynes Typewriter Exchange continued to occupy the building until at least 1941. By the 1941 listing in the city directory Sunset Insurance Company also had a space in the building. The 1951 city directory lists Linke Shoe Service and Marsh Radio Service. The 1961 directory also lists Ira Williams, LPS, RCO Sales, and World Wide Travel Service. Ira Williams is also listed in the 1967 directory. World Wide Travel Service, which was founded in 1945, continues to occupy the building as of 2017. Meanwhile, the Cox-Jones Insurance Company purchased the building in 1958.

|   |                       |                       |                              |                   |                               |
|---|-----------------------|-----------------------|------------------------------|-------------------|-------------------------------|
| <b>10 S 1<sup>st</sup> Ave</b>  |                       | <b>Historic name:</b> | First Federal Savings & Loan | <b>Built:</b>     | 1965                          |
| <b>Style:</b>   | Modern-Miesian        | <b>Common name:</b>   | Banner Bank                  | <b>Architect:</b> | Unknown                       |
| <b>Classification:</b>  | Historic Contributing |                       |                              | <b>Builder:</b>   | Bauk Building & Equipment Co. |
| <b>Description:</b>   |                       |                       |                              |                   |                               |
| <p>The building at 10 S 1st Avenue was constructed in 1965 by Bauk Building and Equipment Company in the Modern - Miesian style. Historically built for commercial use as a financial institution, the building continues that function. The building features a rectangular plan. A poured concrete foundation supports the two-story reinforced concrete building, capped by a flat roof with a parapet. Finished concrete is the cladding except where stone veneer is applied (e.g., at the corners). A metal screen wraps the second story. The original plan, cladding, windows, and storefronts are intact. A summary of the alterations, from the city records, include: • 2002: interior and exterior remodel work, • 1991: removing exterior window and replacing it with a door on the north wall of the building • 1990: reroofed the building • 1964: demolition of the Grant Hotel at the future bank site The character-defining features for this building include: • Form and massing • Curtain wall showcasing steel structure, screen, and glass windows • Aluminum storefronts and windows • Limestone veneer at outer corners • Projection of steel screen at upper story • Flat slab roof</p> |                       |                       |                              |                   |                               |
| <b>Cultural data:</b>   |                       |                       |                              |                   |                               |
| <p>The following is a chronology of First Federal Savings and Loan's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. The First Federal Savings and Loan was constructed between 1964 and 1965 on the site of the former Grand Hotel (demolished in 1964). Construction began on the former hotel site in July 1964 and was completed in 1965. Under permit number 10804, Bauk Building and Equipment Company constructed the building and paved the parking lot. Since the building's construction it has functioned as a bank and as of 2017 houses Banner Bank</p>  |                       |                       |                              |                   |                               |

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|--|-----------------------|-----------------------|------------|-------------------|------------|
| <b>5-7 N 2<sup>nd</sup> Ave</b>  |                       | <b>Historic name:</b> | Quinn Bldg | <b>Built:</b>     | 1909, 1940 |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Vibes      | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>   | Historic Contributing |                       |            | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>  |                       |                       |            |                   |            |
| <p>The building at 5-7 N 2nd Avenue was constructed ca 1909 (the facade displays 1908, but other sources indicate the building may not have been finished until 1909, hence ca 1909), the building represents an altered commercial style. Historically built for commercial use, the building is currently vacant. The building occupies a rectangular plan and contains a single storefront. The two-story building has a flat roof with a parapet. The cladding is primarily veneer brick and stucco. Poured concrete forms the cladding along the alley side. The original plan and cladding are intact. The original windows have</p> |                       |                       |            |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

been slightly altered. The original storefront has been extensively altered. A summary of the alterations, from the city records and previous cultural resource surveys, include: • 1940: remodel • 1951: reconfiguration of the building exterior and storefronts to the current overall form, designed by Williams & Myers, designers, College Place, Washington. • 1960: alterations The character-defining features for this building include: • Windows, 2 over 2, wire glass, metal clad on alley and rear facades • Narrow alley along the side facade • Overall form and massing • Stucco cladding • Stepped parapet, inset panel with building name and date of construction, metal cornice, and prominent metal scrolls at outer upper pilasters • Board formed concrete along alley

**Cultural data:**

The following is a chronology of the Clara Quinn Building's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on site. Clara Quinn owned the building at 5-7 N 2nd Avenue, which was constructed in ca 1909. Mrs. Quinn was the widow of Thomas Quinn, who had operated a harness shop until his death in January 1899. Listings for specific businesses in this building began in 1931 with the Little Shop, a women's clothing store, and Central Cleaners, a clothes presser. Central Cleaners continued to occupy the building through at least 1951. In 1941 the city directory list watchmakers Quigley's Watch Service, which stayed in the building through at least 1961. Other tenants of the building over the years included Archer Daniels Midland (1961), C.M. Leid Agency (1961); Cople Optical Supply (1961-1967), and Walla Walla Realty Co. (1967).

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|---|----------------------------|-----------------------|-------------------|-------------------|---|
| <b>6-10 N 2<sup>nd</sup> Ave</b>  |                            | <b>Historic name:</b> | Rees-Winans Block | <b>Built:</b>     | 1890, 1951, 1960                        |
| <b>Style:</b>   | <b>International Style</b> | <b>Common name:</b>   | Jones Bldg.       | <b>Architect:</b> | Babcock, George W;<br>Gessel, H. Brandt |
| <b>Classification:</b>  | Historic Contributing      |                       |                   | <b>Builder:</b>   |   |
| <b>Description:</b>   |                            |                       |                   |                   |   |
| <p>The building at 6-10 N 2nd Avenue was constructed in 1890 and extensively remodeled in 1951. Originally designed in an eclectic style, it now represents the International style. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains multiple storefronts. The three-story unreinforced masonry building has a flat roof with a parapet. The structural brick is exposed, unpainted, as the primary cladding on the rear (north, east) facades. The 1951 remodel added veneer stucco on the upper stories on the main (west, south) facades. Polished, cut stone cladding from 1951 is partially intact along the west facade and at the west entry. Various veneers have been added as the storefronts have changed along the main facades. Contemporary cladding at the storefronts includes wood and brick. The storefronts have all been extensively altered, since 1951. The original windows from 1890 are all gone, but the 1951 aluminum framed windows are intact. These include fixed, casement and hopper types. are all new, but many retain historic transom windows overhead. The original plan is intact. A summary of the alterations, from the city records, include: • 2001: construct a 750-square foot deck with lattice grid cover for a wine bar • 1984: remodeled 2nd floor law offices, removing several windows and doorways • 1967: new roof installed • Permits pulled for work on the building in 1960 (for a major remodel), and 1964, 1959, 1957, 1966 for minor work. • 1963: minor work for The Turf restaurant • 1958: adding a rotisserie for The Turf restaurant • 1959: minor work • 1951: extensive remodel, altering style of building. From local news reports and historic photos, the 1951 remodel fundamentally changed the appearance of the building. The character-defining features for this building include: • Brick side facade with segmental arched window headers, brick sills, and remnant metal fire shutter hinge mounts • International style remodel: stucco cladding, horizontal concrete banding wrapping around window openings at the upper two stories, multiple lite metal aluminum sash windows, and canopy along 2nd and Main • Storefront, 6-1/2 N 2nd Ave: part of International style remodel, red veined marble base and panels at recessed entry, buff marble panels along sidewalk with three nickel clad display window boxes, recessed aluminum entry doors, transom and lettering.</p> |                            |                       |                   |                   |   |
| <b>Cultural data:</b>   |                            |                       |                   |                   |   |
| Raymond Rees (1833-1889) and Herbert Johnson formed a mercantile business and were soon joined by William Winans (1836-1917). At some point Johnson left the business and it simply became Rees &   |                            |                       |                   |                   |   |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

Winans. The store previously operated in a building on E Main Street and N 2nd Avenue. In the 1880s they decided to construct a new, grander building and hired local architect George Babcock (1832-1907) to design the building. They sold their mercantile business to Daniel Kyger in 1889 and shifted, Winans in particular, to establishing a bank to be housed in the Babcock-designed building. Unfortunately, Rees died in 1889 before the building was completed. Despite Rees' death, the building was completed in 1890 and became known as the Rees-Winans Block. The building quickly became a prominent visual landmark in downtown Walla Walla with its location on the corner of 2nd and Main and highly ornate Victorian style. Winans founded Farmers Savings Bank, of which he served as president until his death, which occupied the corner portion of the building. Kyger & Foster, the merchants who had purchased the Rees-Winans mercantile, also moved into the new building with their storefront on Main Street. Babcock also briefly located his architectural practice in the building and the Walla Walla Club had rooms on the third floor. After Winans death, the Walla Walla Farmers Union purchased the building in 1919. In 1939, the O.D. Keen was hired to remove the convex cone roof and onion dome of the building and put a flat roof on it. Verna Dwelley Jones purchased the building in 1943. Jones hired designers Williams & Myers to completely remodel and modernize the building in 1951; H.E. Gross served as contractor.

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|--|-----------------------|-----------------------|--------------------|-------------------|---------|
| <b>9-19 N 2<sup>nd</sup> Ave</b>   |                       | <b>Historic name:</b> | Pedigo-Loney Bldg. | <b>Built:</b>     | 1909    |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Barons             | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Contributing |                       |                    | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                       |                       |                    |                   |         |
| <p>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 parged 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. The original windows and storefronts have been moderately altered. 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 • Clock off corner.</p>   |                       |                       |                    |                   |         |
| <b>Cultural data:</b>  |                       |                       |                    |                   |         |
| <p>The following is a chronology of the Pedigo-Loney building occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. 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 &amp; 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.</p> |                       |                       |                    |                   |         |

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|--------------------------------|---------------------------|-----------------------|---------------------------------------|-------------------|---------|
| <b>12 N 2<sup>nd</sup> Ave</b> |                           | <b>Historic name:</b> | Metz Cafe                             | <b>Built:</b>     | 1922    |
| <b>Style:</b>                  | Commercial                | <b>Common name:</b>   | 2 <sup>nd</sup> Street Distilling Co. | <b>Architect:</b> | Unknown |
| <b>Classification:</b>         | Historic Non-contributing |                       |                                       | <b>Builder:</b>   | Unknown |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|                       |   |
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| <b>Description:</b>   | <p>The building at 12 N 2<sup>nd</sup> Avenue, constructed in 1922, is a small, one-story, one-part commercial block. It has apparently been in commercial use since built. The building has a mostly rectangular footprint; a portion near the rear was originally slightly canted to accommodate Mill Creek. Today it has a small addition in this location but the original footprint can still be discerned. The building has a flat roof with a raised parapet on the front façade that is embellished with decorative details in brick veneer. The original cladding has been altered. Today it is clad in brick veneer on the front, with brick veneer along the south side façade to about 3' from grade. The building is clad with synthetic wood siding above this. The north façade forms a partywall with the A.K. Dice building. The small addition on the rear of the building is constructed of concrete masonry units. The building façade features a single-light focal window on the north side and a recessed entry with narrow, canted, wood-frame windows to each side. A large, three-light transom extends across the frontage above the windows-door ensemble. This is covered with a canvas awning. The brick veneer decorative features are located above the awning. There are two framed openings on the side façade. All materials and features appear to be new. No original building materials or features are known to exist on the building. The building retains integrity of location, setting, and association, for the fact that it is still a restaurant. It does not retain integrity of design, materials, workmanship, or feeling.</p> |
| <b>Cultural data:</b> | <p>In 1905 the A.K. Dice building was addressed as 12-14-16 N 2<sup>nd</sup> Avenue and extended over Mill Creek on the south side, where the separate 12 N 2<sup>nd</sup> Avenue building is today on a concrete slab (Sanborn map). By 1950, the creek in this location was covered and completely developed. A small separate storefront, addressed as 12 N 2<sup>nd</sup> Avenue, is located adjacent to the A.K. Dice building, which was addressed as 12-14 N 2<sup>nd</sup> Avenue (Sanborn map). According to Assessor records, this building was constructed in 1922. The building was occupied by Metz Café in 1931-32 (the first date for a reverse directory in Walla Walla). In 1939 it was Eyraud Shoe Repair; it was vacant in 1949-50; in 1960 it housed the Marigold Café; and in 1970 it housed the Walla Walla Title Company. Today it houses 2<sup>nd</sup> Street Distilling Company, which has largely the same footprint that the building did when first developed. It is not known when the building façade was remodeled, but it displays all new building materials today, albeit it in a traditional arrangement.</p>   |

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|-----------------------------------|--|---------------------|-------------------|------------|
| <b>14-16 N 2<sup>nd</sup> Ave</b> | <b>Historic name:</b>  | A.K. Dice Bldg.     | <b>Built:</b>     | 1899, 1917 |
| <b>Style:</b>                     | Italianate   | <b>Common name:</b> | <b>Architect:</b> |            |
| <b>Classification:</b>            | Historic Contributing  |                     | <b>Builder:</b>   |            |
| <b>Description:</b>               | <p>The building at 14-16 N 2nd Avenue, was built in 1899 and is an altered version of the Commercial style. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains two storefronts. The two-story building has a flat roof with a parapet. The cladding is primarily wood. The front facade exhibits contemporary, replacement wood product siding. The south side facade is clad with wood shiplap siding. The north side and east (rear) facades are obscured. The original plan is intact from what is observable, although a permit was taken out for an addition in 1917 (status unknown in 2017). The original cladding, windows and storefronts have been extensively altered. Given the level of alterations, there are not many character-defining features for this building. The only known alteration from records is an addition from 1917, which may or may not be extant. The small building next door at 12 N. 2nd Ave is a recent construction. The 14-16 N. 2nd Ave building has been extensively altered but details are not available from city records. The character-defining features include: • Oriel windows • Cornice, wood • Form and massing</p> |                     |                   |            |
| <b>Cultural data:</b>             | <p>A.K. Dice purchased this property in 1899 and it seems likely that the two-story building was constructed the same year. Dice took out a building permit to add to this building in 1917 (note, the current one-story building at 12 N 2nd is a contemporary/new building). The first known occupant of the A.K. Dice Building, in storefront 12, was Wilson's Kitchen, operated by Jethu W. and Matilda Wilson from 1915 until 1926. Metz Café opened in the building in 1929 and stayed until 1936; the Metz Rooms were located upstairs. Groff's Café was in the building in 1939 followed by Eyraud Shoe Repair in 1939. Eyraud added a sporting goods department in 1946. Pete's Sport Shop was in the building between 1948 and 1950. The U.S. Air Force Liaison Office was in the building between 1951 and 1953. The Marigold Café used the building between 1954 and 1960. The Walla Walla Title Company</p>   |                     |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

was there in 1961 until 1973. The storefront at 14 N 2nd Avenue had numerous occupants over the years, including: Coad's Typewriter and Music Co. (1933), Model Boot Shop (1936-37), National Farm Loan Association (1939), Cecil Cospser Accounting (1946-59), Wainwright Real Estate Agency (1953-62), G. M. Newbill, surveyor (1957-62), Condon Agency (1960), Rocky Mountain Auto Insurance (1960), Olympic National Life (1962), and Standard Oil of California (1966-70).

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|---|-----------------------|-----------------------|--------------------------------|-------------------|---------------------------|
| <b>18-20 N 2<sup>nd</sup> Ave</b>   |                       | <b>Historic name:</b> | Pantorium Cleaners & Dye Works | <b>Built:</b>     | 1922, 1952                |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | Pantorium Bldg.                | <b>Architect:</b> | Unknown                   |
| <b>Classification:</b>  | Historic Contributing |                       |                                | <b>Builder:</b>   | Kellough Construction Co. |
| <b>Description:</b>   |                       |                       |                                |                   |                           |
| <p>The building at 18-20 N 2nd Avenue was built in 1922 in the Commercial style. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains multiple storefronts. The one-story, reinforced concrete building has a flat roof with a parapet, with a monitor form in the center. The cladding is primarily brick, featuring historic veneer brick on the main facades. Board-formed, reinforced concrete is evident on the rear facade. The storefronts are all new. Two window openings have been infilled on the rear facade, and the windows in the roof monitor were not visible enough for evaluation. The original windows have been moderately to extensively altered, depending on if the monitor windows are historic or contemporary. The original plan and cladding are intact. The original interior and storefronts have been extensively altered. A summary of the alterations, from the city records, include: • 1995: wall sign installation • 1965: minor work for Mathews Real Estate • 1958: minor work for Mathews Real Estate • 1952: remodel for offices • 1950: interior remodel for Sherwin Williams The character-defining features for this building include: • Brick, buff and dark red with raked texture, darker brick used for pattern work at plinths, frieze, arched headers, and bands • Cornice, sheet metal projecting at base of parapet • Brick parapet, stepped • Form and massing</p>  |                       |                       |                                |                   |                           |
| <b>Cultural data:</b>   |                       |                       |                                |                   |                           |
| <p>Constructed in 1922, the Pantorium Cleaners and Dye Works originally housed the Pantorium Cleaners and Dye Works. The business was started in July 1910 by John Stoller and Robert Wentsch. Their first location was in the Jones-Scott building at 14 N 3rd Avenue and their second location was at 7 N 2nd. The Kellough Construction company constructed the building at this location, beginning in May 1922. The building, upon its completion, was divided into three parts. The first section contained the offices and tailoring and finishing rooms for the Pantorium Cleaners and Dye Works; the second section housed the business' dry cleaning operation; and the third section contained their rug and carpet department. Pantorium Cleaners continued to operate in the building until at least 1951. With its multiple storefronts, the building hosted a variety of businesses over the years in addition to the Pantorium Cleaners and Dye Works. The Walla Walla Shoe Hospital is listed in the building from 1931 through at least 1941. The 1931 city directory also lists Nelson &amp; Nelson, chiropractors, and Ebbert A. Curtis, barber, in the building. The 1941 directory lists Hein's Barber Shop and Goldie's Beauty Salon in the building. The 1951 directory lists Sherwin-Williams Co. paints, Henderson Office Supply, and optometrist R.N. Larson in the building. The 1961 directory lists Gordon E. Matthew &amp; Associates and California Western States Life Insurance Co. in the building and continued to occupy the building until at least 1967. The 1967 city directory also lists the Horton, Geib &amp; O'Rourke Agency, and Wainwright-Condon in the building.</p> |                       |                       |                                |                   |                           |

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| <b>27 N 2<sup>nd</sup> Ave</b> |                       | <b>Historic name:</b> | Pacific Power & Light Bldg       | <b>Built:</b>     | 1971                |
| <b>Style:</b>                  |                       | <b>Common name:</b>   | Walla Walla Emergency Management | <b>Architect:</b> | Gessel Smith Mosman |
| <b>Classification:</b>         | Historic Contributing |                       |                                  | <b>Builder:</b>   | Unknown             |
| <b>Description:</b>            |                       |                       |                                  |                   |                     |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

The building at 27 N 2nd Avenue was built in 1971 and represents the Modern style. Historically built for education related use, the building now serves a government office function. The building occupies a rectangular plan, supported by a poured concrete foundation. The one-story, reinforced concrete structure is clad with glass and metal panels at the main facades. Marblecrete clads the curved walls at the southeast and northwest corners of the building. A flat roof with both eaves and a parapet caps the building. The original plan, cladding, and main entry are intact. The original windows have been moderately to extensively altered. A summary of the alterations, from the city records, include: • 1997: constructed a wall and replaced windows to convert the building to E911 offices • 1970: contractor Earl Mong demolished previous building on site The character-defining features for this building include: • Precast concrete panels with tan and white marble chips; rounded outer corners • Overall form and massing • Flat roof with eave • Bronze anodized aluminum window framing, with textured spandrel and header panels • Recessed front entrance.

**Cultural data:**

The Pacific Power & Light Building was constructed in 1971. Gessel Smith Mosman is listed as the architecture firm on drawings dating from 1970. Whitman College was listed as the owner and the original use was as an office building. The previous building on the site housed Pacific Power & Light Company offices for many years, from at least 1941 until 1967. The most recent known occupant is the Walla Walla Emergency Management offices.

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|-------------------------------|-----------------------|-----------------------|------------------|-------------------|-----------------|
| <b>8 S 2<sup>nd</sup> Ave</b> |                       | <b>Historic name:</b> | Baker Boyer Bank | <b>Built:</b>     | 1911, 1914      |
| <b>Style:</b>                 | Neoclassical          | <b>Common name:</b>   | Vacant           | <b>Architect:</b> | Beezer Brothers |
| <b>Classification:</b>        | Historic Contributing |                       |                  | <b>Builder:</b>   |                 |
| <b>Description:</b>           |                       |                       |                  |                   |                 |

The building at 8 S 2nd Avenue and built in 1911 and represents the Neoclassical style. Historically built for commercial use as a financial institution, the building continues that function. The building features a rectangular plan. The seven-story building has a flat roof with a parapet. Cut stone and buff colored brick serve as the primary cladding on the main facades, accented with some terra cotta elements (e.g., belt courses). The secondary facades have a lesser degree of finish, featuring primarily red brick. The original plan, cladding, and bank storefronts are intact. The original windows has been slightly altered. A summary of the alterations, from the city records, include: • 1994: removal and replacement of windows on stories 4 through 7 • 1988-1989: interior remodel, reconfiguring teller and lounge areas • 1981: exterior door relocated • 1973: interior remodel • 1970: interior remodel of lounge • 1959: interior remodel of commercial spaces • 1957: interior remodel of commercial spaces • 1955: interior remodel of commercial spaces, work designed by architect John W. Maloney The character-defining features for this building include: • Form and massing • Stone, Wilkeson sandstone or similar, carving at entries, pediments, raked finish, prominent engaged fluted columns with ionic capitals supporting a prominent cornice wrapping the building below the upper brick clad facades • Metal railings at mezzanine level above banking level, on corbeled stone sills • Bank level display windows with paired transoms • Prominent projecting dentilated cornice • Windows, wood sash one over one, paired at the upper facades • Brick, buff at primary facades and red at secondary facades, recessed brick spandrel panels below primary facade windows, engaged pilasters with recessed panels at the seventh story • Projecting belt course between the sixth and seventh stories • Pedimented former South 2nd Avenue entrance • Light sconces • Granite steps • Marble floor, panels and inner doors and plaster work at 8 South Second entry

**Cultural data:**

The Baker Boyer Bank, Walla Walla's first bank. It was founded in 1869 by Dr. Dorsey S. Baker and John F. Boyer. The two men had become wealthy through a mercantile business which catered to the gold miners. They used this wealth to form their bank, which was originally located on the second floor of their store building. They constructed a new building for the bank, on the site of the store, in 1890. Construction began on the current Baker Boyer Bank at 8 S 2nd Avenue in 1910. The Beezer Brothers were hired to design the building. The Beezer Brothers was a partnership between twins Louis Beezer (1869-1929) and Michael Beezer (1869-1933). The bulk of the Beezer Brothers work consisted of bank designs and work for the Roman Catholic Church. During its construction, the Baker Boyer Bank was heralded as Walla Walla's first skyscraper. The building has continually housed the Baker Boyer Bank since its opening in 1911.

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|   |                       |                       |                            |                   |         |
|---|-----------------------|-----------------------|----------------------------|-------------------|---------|
| <b>10-12 S 2<sup>nd</sup> Ave</b>   |                       | <b>Historic name:</b> | Inter-State Savings & Loan | <b>Built:</b>     | 1910    |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | Banner Bank                | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                            | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                            |                   |         |
| <p>The building at 10-12 S 2nd Avenue was built in ca 1910 and the building represents the Commercial style. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains multiple storefronts. The two-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 parged 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 one of the stone piers. The original plan is intact. The original cladding has been slightly altered. The original windows and storefronts have been extensively altered. 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, parapet, decorative corbeling along parapet, and round arched window headers along the alley facade • Sandstone window headers, lug sills, and pilasters flanking storefronts</p> |                       |                       |                            |                   |         |
| <b>Cultural data:</b>   |                       |                       |                            |                   |         |
| <p>The construction date of ca 1910 building at 10-12 S 2<sup>nd</sup> 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 only known previous occupant of this building is the Inter-State Savings and Loan Association, courtesy of a historic image from the archives at Whitman College. The historic address is listed as 12 S. 2nd Avenue. In the 1909-1910 Polk directory, the Inter-State Building Loan and Trust Association was listed at 5 S. 2nd. F. W. Paine served as the President. A. K. Dice served as Secretary and Treasurer. It is not known when the building became part of the Baker Boyer Bank operation, as offices.</p>  |                       |                       |                            |                   |         |

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| <b>16 S 2<sup>nd</sup> Ave</b>  |                       | <b>Historic name:</b> | Walla Walla Savings & Loan | <b>Built:</b>     | 1956    |
| <b>Style:</b>   | Modern                | <b>Common name:</b>   | Banner Bank                | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                            | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                            |                   |         |
| <p>The building at 16 S 2nd Avenue was built in 1956 and represents the Modern - International style. Historically built for commercial use, the building continues that function. The building occupies a rectangular plan and contains a single storefront. A covered drive-through for drive-up banking services is attached to the rear. A poured concrete foundation supports the one-story building.* A flat roof with a parapet caps the building. The cladding is primarily brick, featuring mid-century brick and stone veneer on the front and side facades. Above the brick veneer, marblecrete panels with fine aggregate clad the second story of the front and side facades. An aluminum, projecting belt course separates the brick veneer from the marblecrete panels. The rear (west) facade reveals a remnant brick wall with stone at the corner. The original plan, windows, storefront and cladding are intact. *Note: this is classified as a single-story building because there are no windows above the first floor; the interior may have a two-story volume. A summary of the alterations, from the city records, include: • 1995: The parking lot and drive through built off the west side of the building for the Baker Boyer Bank. Design included all of the landscaping around the parking lot with the teller room in the Paxton Building, which was previously integrated into the 16 S 2nd building through new exterior cladding over both buildings. The character-defining features for this building include: • Precast cladding panels having a fine aggregate along upper facade • Red Roman brick, narrow profile and long with deeply recessed horizontal (bed) joints, and flush vertical (head) mortar joints at first story level • Storefront: aluminum frames, doors, with brass pulls, and limestone veneer bulkheads • Aluminum belt course between facade levels (brick and precast panels) • Overall form and massing • Aluminum sash windows, fixed</p> |                       |                       |                            |                   |         |
| <b>Cultural data:</b>   |                       |                       |                            |                   |         |
| <p>The following is a chronology of building at 16 S 2nd Avenue's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories</p>   |                       |                       |                            |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

were only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. Prior to the present building (built 1956), the site had a different building with multiple business occupants listed. The 1931 city directory lists a loan office from Baker & Baker, Klickitat Mineral Springs Inc 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 Zaring Insurance Agency, Baker & Baker, Aetna Casualty Surety Co., and Travelers Insurance Co. In the present building, the 1961 directory continues to list the Zaring Agency along with a business run by Dale A. Snider. An undated historic image from Bygone Walla Walla shows the building with a sign for Walla Walla Savings and Loan.

|   |                       |                       |           |                   |                |
|---|-----------------------|-----------------------|-----------|-------------------|----------------|
| <b>15 N 3<sup>rd</sup> Ave</b>  |                       | <b>Historic name:</b> | City Hall | <b>Built:</b>     | 1908           |
| <b>Style:</b>   | Neoclassical          | <b>Common name:</b>   | City Hall | <b>Architect:</b> | Henry Osterman |
| <b>Classification:</b>  | Historic Contributing |                       |           | <b>Builder:</b>   |                |
| <b>Description:</b>   |                       |                       |           |                   |                |
| <p>City Hall was designed by Henry Osterman in the Neoclassical style and constructed in 1908. The building is two stories on a raised basement and has a rectangular footprint. A one-story addition to the rear of the building (the west side) contains mechanical equipment. The building faces east, overlooking a parking lot. To the north, across W Rose Street, is a small plaza with a statue of Chief Peopeomaxmax. To the west, behind the building and where the fire station used to be located, is a parking lot. To the south is a contemporary office building. The building, which exhibits bilateral symmetry, has a shallow pitched hip roof that is not visible behind a parapet around the perimeter made up in part of a classical balustrade. Below this is a formal entablature with a projecting cornice with a dentil course, a plain frieze in which "City Hall" is spelled out above the entry, and an architrave into which the keystones of the flat-arched windows protrudes. The centered formal entry is accessed via five steps on the exterior of the building and an additional nine steps within the recessed entry, leading to double doors of anodized aluminum with two lights each. Flanking the formal stair are paired columns of the Ionic order, which support a shallow balcony with a formal entablature and classical balustrade. Surmounting the paired windows at the balcony is a fanlight window flanked by paired pilasters with simple capitals. Flanking the entry are tall, paired, vertically oriented, three-light windows (one operable light over two fixed lights) separated by pilasters. These occur at the two main levels and are also vertically aligned with one-over-one-light windows at the raised basement level. The outside bays of the building, which are within slightly projecting wings, consist of large, vertically aligned windows with a main fixed light topped by a transom, flanked by three-part lights (an operable light over two fixed lights). These windows display a flat arch with a keystone. They are flanked by double-height pilasters with simple capitals and bases, scored to look like paired pilasters. At the level of the raised basement are paired windows within the heavily scored concrete base. The main portion of the building is brick. The side facades are simplified versions of the front façade, with plain lintels over tall, single, three-light windows (an operable light over two fixed lights, some of which have been enclosed). The rear of the building is similar. Here the one-story addition extends across the entire rear of the building. A fire escape descends from about the mid-point of the upper level to the exterior edge of the addition, where it parallels the addition before descending to the ground. The roof material for the building is unknown; the foundation is stone and concrete. The building exhibits very good integrity. It displays integrity of location and design. The setting is slightly altered, with extensive parking lots. The materials and workmanship are intact, as are the feeling and association.</p> |                       |                       |           |                   |                |
| <b>Cultural data:</b>   |                       |                       |           |                   |                |
| <p>City Hall was designed by renown Walla Walla architect Henry Osterman and constructed in 1908. When first designed it was to house the police department on the first floor and city offices on the second floor. A third story was added in the planning stages to house the Commercial Club, a predecessor of the Chamber of Commerce that promoted agriculture in the Walla Walla Valley, among other causes. It had luxurious appointments, including a billiard room, for the use of its members. It also had an assembly hall and an exhibit hall to showcase Walla Walla's products. The city's fire station was originally behind city hall. This is now a parking lot. The building is still used by the city. City Hall is recommended as individually eligible for the NRHP under Criteria A and C. It is also recommended as a contributor to a potential historic district that includes downtown Walla Walla's commercial district. City Hall is associated with the historic themes of Politics/Government under Criterion A as it is a prominent government building in the city. It is also associated with the historic theme of Architecture as an excellent example of the Neoclassical style and as the work of master</p>  |                       |                       |           |                   |                |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

architect, Henry Osterman, a prominent architect in Walla Walla who is also known for designing the Walla Walla County Courthouse (1916); the YMCA Building (1907); Carnegie Library (1905); and Dixie High School (1921), among others. City Hall is, therefore, also recommended eligible under Criterion C. Archival research did not reveal any significant individuals associated with City Hall. Therefore, City Hall is not recommended eligible for the NRHP under Criterion B. City Hall is a common property type and is therefore not likely to yield information important to history that cannot already be found in archival research. Therefore, City Hall is not recommended eligible for the NRHP under Criterion D. The building has undergone some minor alterations such as the boarding over of windows, the replacement of windows, and the rear single-story addition. However, it still retains much of its original materials, workmanship, and design as a Neoclassical style government building. The building also retains its setting, location, feeling, and association.

|                                     |                           |                       |   |                   |         |
|-------------------------------------|---------------------------|-----------------------|---|-------------------|---------|
| <b>105-107 S 3<sup>rd</sup> Ave</b> |                           | <b>Historic name:</b> | Betz Brewing & Malting Co. Bottling Works | <b>Built:</b>     | 1903    |
| <b>Style:</b>                       | Neoclassical              | <b>Common name:</b>   | Academy Mortgage                          | <b>Architect:</b> | Unknown |
| <b>Classification:</b>              | Historic Non-contributing |                       |   | <b>Builder:</b>   | Unknown |

**Description:**

The building at 105-107 S 3<sup>rd</sup> Avenue was constructed ca 1903 by Jacob Betz for a bottling works for his large brewery on the south side of 3<sup>rd</sup> Avenue, to which he piped the beer under the street. He only used the bottling works briefly, but those that bought his brewery may have continued to take advantage of the bottling works. The original appearance of the building is unknown; today it displays Neoclassical features and has been greatly enlarged from its original size. The one-story building accommodates commercial office space. It has a rectangular footprint and a flat roof with an elaborate, raked cornice with a dentil course. The features on the two-bay front façade are separated with faux pilasters. The bay to the north has a recessed, centered entry with a door of full-height glass. A three-light transom with plastic grid inserts surmounts the entry. This is flanked by vertically oriented fixed lights above deeply projecting sill, surmounted by two-light transoms, set in heavy frames. A projecting frame within a segmental arch also surrounds the central transom. The southerly bay has a central recessed entry accessed through an opening with a segmental arch. This opening has a single light above it with the same segmental arch seen on the flanking windows here. The flanking windows are tall and narrow, with one-over-one fixed lights with plastic grid inserts. They are set within a blind arch with the same arch shape as seen elsewhere on the building. Three similar windows are regularly spaced on the south side façade of the building. They also have deeply projecting sills. Additional openings on this façade are two recessed doors accessed from the alley. The building shares a partywall with the adjacent building to the north. The rear of the building shares a partywall with the building at 11 W Alder Street. The building material is unknown. It is finished in stucco. Changes include what appears to be a doubling of the width on the front façade with an addition to the north and a large infill addition to the rear. The original style of the building is unknown; it now displays elements of the Neoclassical style in modern materials. Windows and doors are new. No original building materials or features are known to exist on the building today. The building retains integrity of location and to a degree, setting. It does not retain integrity of design, materials, workmanship, feeling or association. Today it houses offices, whereas historically it was an industrial manufacturing building.

**Cultural data:**

In 1884 the Star Brewery was located on the south side of 3<sup>rd</sup> Avenue, where Joseph Betz would develop his new brewery. A small dwelling was located where the Betz Brewing & Malting Co. Bottling Works would eventually be constructed ca 1903, also at 3<sup>rd</sup> and Alder. In the 1950 Sanborn map this building shows as a small, two-bay shop. Gustave Joseph developed the Star Brewery in 1869. Joseph went bankrupt and the brewery was taken over by George Seisser. In 1875 he sold the brewery to Jacob Betz, a brewer from San Francisco (he was originally from Bavaria, Germany), who had been acting as plant superintendent since 1870. In 1882 he needed to expand and bought a two-story frame building at 3<sup>rd</sup> and Alder. He also built a two-story brick building. In 1899 he expanded again and built a substantial, four-story brick building at the southwest corner of 3<sup>rd</sup> and Alder. By this time, he had adopted the name Jacob Betz Brewing Company. Traditionally beer was sold by the keg unless it was to be bottled. Betz used the Walla Walla Bottling Company for this. Eventually however, Betz decided it was more economical for him to build his own bottling works, which he did at 105 S 3<sup>rd</sup> Avenue, across

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

the street from his brewery. The beer was piped via an underground pipe to the new bottling works. At the same time, he expanded his main building to five stories, at a cost of \$90,000.00. He stated that the business would be inherited by his son, Jacob Betz, Jr. However, his son died in 1903 and Betz sold the brewery in 1904, although he continued to be president of the company. He stepped down in 1905 and focused on his Tacoma business. The Walla Walla business became the Walla Walla Brewing Company in 1910. Betz died in Tacoma in 1912.  
In 1935 the building at 105-107 S 3<sup>rd</sup> Avenue was addressed as 105 S 3<sup>rd</sup> and occupied by George Benzel, a blacksmith. By 1937 Benzel was seeking to build a shop on his residential property. He was turned down because the proposal did not meet zoning requirements. It is not known how long he stayed with the property at 105 N 3<sup>rd</sup> Avenue.

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|---|-----------------------|-----------------------|---------------------|-------------------|-----------------|
| <b>1 E Alder St</b>   |                       | <b>Historic name:</b> | First National Bank | <b>Built:</b>     | 1920            |
| <b>Style:</b>   | Neoclassical          | <b>Common name:</b>   | Banner Bank         | <b>Architect:</b> | Beezer Brothers |
| <b>Classification:</b>  | Historic Contributing |                       |                     | <b>Builder:</b>   | Unknown         |
| <b>Description:</b>   |                       |                       |                     |                   |                 |
| <p>The building at 1 E Alder Street was built in 1920, the building represents the Neoclassical style. Historically built for commercial use as a financial institution, the building continues that function. The building features a rectangular plan. The three-story building (see fenestration at alley) has a flat roof with a parapet. Cut stone serves as the primary cladding on the main facades. The rear and secondary side facades have lesser degrees of finish. The rear (north) facade, overlooking the alley, reveals a utilitarian, painted, finished concrete facade. The secondary (east) side is the most altered, with contemporary veneer marblecrete panels and brick. Metal decorative spandrels, mullions and headers provide ornament at the windows on the main facades. Dark tinted replacement windows have replaced the original sashes on the main facades. The original plan is intact. The original cladding has been slightly altered, on a secondary facade. The original windows and entrances have been moderately altered. A summary of the alterations include: • Undated: Remodel, installing new windows, cleaning and pointing the stonework, replacing original doors with an insulated glass window, reconfiguring interior spaces, adding veneer cladding on east facade. The character-defining features for this building include: • Granite base • Stone engaged columns, cornice, balustrade, cladding, carved corner panels, and capitols • Metal window spandrel panels, mullions, and headers • Overall form and massing</p> <p><b>Associated parking lot addressed as 1 E Alder</b></p> |                       |                       |                     |                   |                 |
| <b>Cultural data:</b>   |                       |                       |                     |                   |                 |
| <p>The First National Bank was formed in 1879 by pioneer Levi Ankeny. Although the Baker Boyer Bank was the first bank formed in Walla Walla, Ankeny was able to register his as the first national bank back in Washington, D.C. The bank's first building was located in the Paine Building. In 1920, the bank constructed a new building at the corner of E Alder and 2nd Avenue, hiring the Beezer Brothers, a Seattle architectural firm. The Beezer Brothers was a partnership between twins Louis Beezer (1869-1929) and Michael Beezer (1869-1933). The bulk of the Beezer Brothers work consisted of bank designs and work for the Roman Catholic Church. The building continues to house bank operations. First National Bank is listed at the address until at least 1951. By 1961, the Seattle First National Bank was in the building and as of 2017, Banner Bank occupies the building.</p>   |                       |                       |                     |                   |                 |

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| <b>4-6 E Alder St</b>  |                              | <b>Historic name:</b> | Denny Bldg. | <b>Built:</b>     | 1906, 1920 |
| <b>Style:</b>  | American Renaissance Revival | <b>Common name:</b>   | Denny Bldg. | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>   | Historic Contributing        |                       |             | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>  |                              |                       |             |                   |            |
| <p>The building at 4-6 E Alder Street was built in 1906 and represents the American Renaissance Revival style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The four-story unreinforced masonry building has a flat roof with a parapet. Brick cladding is visible on all four facades. The original plan is intact. Some of the brick cladding had to be replaced after a fire, leading to slight alterations. The original storefronts, including doors and bulkheads, have been extensively altered with all new brick. The original windows have been slightly altered, with</p> |                              |                       |             |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

compatible clad type units. Other alterations include some in-kind/compatible reconstruction to repair some extensive fire damage. A summary of the alterations, from the city records, include: • 2001: reconstruct roof of building following fire and reconstruction of building interior • 1978: Vernon McFall, architect, designed structural and interior upgrades to the building • 1973: 3rd floor remodel work, including new plumbing at this floor • 1963: electrical upgrades • 1954: minor remodel work The character-defining features for this building include: • Prominent projecting cornice with brackets and dentils • Brick facade, projecting bands around window and doorway openings, corbeling at spandrels and bulkheads • Overall form and massing • Windows, one over one, fixed, and transoms with wood brick molding

**Cultural data:**

The Denny Building was constructed in 1906. The following is a chronology of building occupants and history, containing information from the Polk City Directories as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only available in the 1931 and later volumes. An early tenant of the Denny Building was the Hanger & Thompson store, which sold dry goods, cloaks, millinery, men's and boy's clothing, boots, shoes, trunks, bags, and suitcases. By 1914, the New York Dental Parlors, established in 1901, occupied the third floor of the Denny Building. The New York Dental Parlors was established in 1901. The Arnold Studio, a complete photographic service, moved into the Denny Building around 1929 and, according to city directories, operated in the building until at least 1941. Lloyd's Real Estate and Insurance moved into the building by 1941 and stayed until at least 1967

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|---|-------------------------------|-----------------------|-------------------------|-------------------|---|
| <b>22 E Alder St</b>  |                               | <b>Historic name:</b> | Old National Bank of WA | <b>Built:</b>     | 1976                                    |
| <b>Style:</b>   | Modern-Miesian                | <b>Common name:</b>   | US Bank Branch          | <b>Architect:</b> | James Hicks Adkins, Gessel Smith Mosman |
| <b>Classification:</b>  | Non-historic non-contributing |                       |                         | <b>Builder:</b>   | Unknown                                 |
| <b>Description:</b>   |                               |                       |                         |                   |   |
| The building at 22 E Alder Street was built in 1976 and represents the Modern - Miesian style. Originally built for commercial use as a financial institution, the building continues that function. The building features a rectangular plan. A poured concrete foundation supports the one-story (with a two-story volume) reinforced concrete and steel frame building. A flat roof with a parapet caps the building. Metal clads the exteriors of the steel framing, but most of the wall surfaces are distinguished by glass curtain wall cladding. The original plan, cladding, and storefronts are intact. A contemporary ATM has been added to the front facade. No alterations are on file with the city. The character-defining features for this building include: • Concrete base wall • Metal clad outer steel frames • Curtain wall glazing suspended off interior steel posts with heavy rubber gaskets between glass panels • Metal cladding along top of wall • Projecting canopies at the front entry and automobile teller drive through canopy • Set back from the lot lines • Brick end wall cladding. |                               |                       |                         |                   |   |
| <b>Cultural data:</b>   |                               |                       |                         |                   |   |
| This building, historically known as the Old National Bank of Washington, is not yet 50 years of age. Its representation of the Miesian architectural style may make it eligible under Criterion C when it reaches 50 years of age. The building was constructed in 1976 by architects James Hicks Adkins and Gessel Smith Mosman. The building was constructed for Old National Bank of Washington and as of 2017, houses a U.S. Bank branch.  |                               |                       |                         |                   |   |

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| <b>28 E Alder St</b>   |                               | <b>Historic name:</b> |                | <b>Built:</b>     | 1973    |
| <b>Style:</b>  | Modern                        | <b>Common name:</b>   | Community Bank | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Non-historic Non-contributing |                       |                | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                               |                       |                |                   |         |
| The building at 28 E Alder Street is a Modern building that was originally built as a bank and continues in that use today. The building, located at the southwest corner of Alder and 1 <sup>st</sup> Avenue, is a free-standing building set back from the property line with a parking area on the west side. The one-and-one-half story building is brick clad with a built-up roof and concrete foundation. The building was constructed in 1973 and as such, is outside the period of significance for this historic district. |                               |                       |                |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|   |  |
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| <b>Cultural data:</b>   |  |
| The site was occupied by a two-story lodgings building in 1905 that had a grocery store on the ground floor (Sanborn map). It was in the same use in 1950. The grocery store was in place until at least 1970. The present building was purpose-built for a bank in 1973. |  |

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|------------------------|----------|-----------------------|---------------------------------|-------------------|------------------------|
| <b>102 E Alder St</b>  |          | <b>Historic name:</b> | Pacific Northwest Bell Building | <b>Built:</b>     | 1936, 1955, 1965       |
| <b>Style:</b>          | Art Deco | <b>Common name:</b>   | Pacific Northwest Bell Building | <b>Architect:</b> | John Paul Jones(1950s) |
| <b>Classification:</b> |          |                       |                                 | <b>Builder:</b>   | Unknown                |

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| <b>Description:</b> | The building at 102 E Alder Street was built in 1936 and represents the Art Deco style. Historically built for commercial use as an office building, the building continues that function. The building features an irregular plan. The three-story main portion of the building, a two-story rear wing, and two- and one-story additions all consist of a reinforced concrete structure, poured concrete foundation, and variegated buff colored veneer brick. This brick is diapered on the main portion of the building, providing some of the ornamentation. The three- and two-story portions have similar windows, with 2:2 and 3:3 steel sashes. Windows along the main facades at the first floor (street level) have added metal security screens on the exterior. The main facades of the three-story, main building portion have terra cotta veneer at the foundation as well as decorative terra cotta panels at entrances, window openings, and along the parapet. The building has a flat roof with a parapet, which is shaped at the main building portion. The original plan* and windows have been slightly altered. The original cladding is intact. Note: the plan is rated as only slightly altered because the additions did not impact the primary facades and were done in keeping with the original building's materials. The rear wing protrudes from the south facade, set back from South 1st Avenue. The style and materials of the rear wing closely match the main portion, indicating this was erected at the same time as or shortly after the main building portion. A single-story addition, containing multiple garages, extends from the south end of the wing. A Modern style, two-story addition extends from the east facade of the main building, along East Alder Street. These are both presumably among the 1950s and 1960s additions listed in city records. Paved surface parking is present between the main building portion and the garage addition. A summary of the alterations, from the city records, include: • 1985: alterations to the basement and first floor. • 1965: addition construction, permit issued in March and work completed by August 1965 • 1961: minor work • 1957: minor work and temporary tower construction • 1955: demolished an existing building at site prior to construction of an addition, possibly related to the east addition added in the 1950s. • 1950s: Initial east addition to the building designed by John Paul Jones and Leonard William Bindon architects. This addition is estimated to be from 1955. Permit number 5458, by contractor Phil McImis and Henry George and Sons. The character-defining features for this building include: • Terra cotta, panels and decorative floral relief at spandrels, prominent entry surrounds, base along building, terra cotta cap, window sills and headers • Brick, variegated buff tones, darker decorative headers at spandrels, pattern work at spandrels, stepped relief at pilasters • Windows multi lite steel sash • Overall form and massing • Steel exterior fire escape |  |  |  |  |
|---------------------|--|--|--|--|--|

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|--|--|--|--|--|--|
| <b>Cultural data:</b>  |  |  |  |  |  |
| The building which previously occupied the site of the Pacific Northwest Bell Building was demolished in 1935. It appears the Pacific Northwest Bell Building was constructed in 1936, with later additions (see physical description). The Walla Walla telephone utility was established in 1884 with an office located in the Paine Building. The office had 15 subscribers at that time. Telephone service grew in Walla Walla and had over 3,000 users by 1914. By 1954, there were 13,478 telephone users in Walla Walla. |  |  |  |  |  |

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|---------------------------|------------|-----------------------|------------------------------|-------------------|------------|
| <b>105-109 E Alder St</b> |            | <b>Historic name:</b> | J. H. Morrow Implement Bldg. | <b>Built:</b>     | 1907, 1940 |
| <b>Style:</b>             | Commercial | <b>Common name:</b>   | Stone Soup Cafe              | <b>Architect:</b> | Unknown    |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|                        |   |                 |         |
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| <b>Classification:</b> | Historic Contributing   | <b>Builder:</b> | Unknown |
| <b>Description:</b>    | <p>The building at 105-109 E Alder Street was built in 1907 and represents the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The one story unreinforced masonry building has a flat roof with a parapet. On the front facade, stone elements have been painted and stucco has been added. Brick cladding is exposed on the sides and rear facade. The altered storefront has contemporary doors, display windows and tile on the bulkheads. The original plan is intact. The original windows have been slightly altered. The original cladding has been moderately altered, on the front facade. The original storefront has been extensively altered. No alterations are on file with the city. The character-defining features for this building include: • Stone pilasters at ends with cut pitched faced stone and decorative capitals • Brick on side facade • Windows, one over one, wood sash on side facade, stone sills and arched headers • Overall form and massing • Cornice on front facade</p>  |                 |         |
| <b>Cultural data:</b>  | <p>The following is a chronology of the J.H. Morrow Implement Building's occupants and history compiled from the Polk City Directories by Walla Walla 2020. The Cox-Barnett Co., a farm implement and hardware store, only utilized the building for the next couple of years. The 1909 city directory lists Cox-Barnett at a different address and the Morrow-Drew Co., also an agricultural implements and hardware store, at the 105 E Alder address. By 1910, the business was known as J.H. Morrow Implement Co., managed by J.H. Morrow. In 1912, the Walla Walla Implement Co. is listed at the address and continued so until 1920. In 1920, when Sturgis &amp; Storie, owned by James H. Sturgis &amp; Elmer H. Storie, moved their implements business into the building. In 1925, the building began to be used by the Wilson-Wright Co. Garage, owned by Leonard C. Wilson and Jason C. Wright. It continued in automotive use through at least 1949, hosting a variety of businesses over the years, including Colvin Brothers Super Services (1931-1932), the Grand Garage (1933-1948), and Inland Auto Supply (1949). In 1951, Heinz's Consignment Center used the building and then Marsh Radio &amp; TV shared the building with White Cab Co. between 1955 and 1967. The Book Nook Central Parking Garage began sharing the space in 1960 and continued until 1970. Low Cost Drugs and the Monroe &amp; Willman Business Office shared the building from 1971 until 1991. Beginning in 2000, the building was converted to restaurant use and as of 2017, houses Stone Soup Café.</p> |                 |         |

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|------------------------|---|-------------------------|-------------------------|-------------------|---------|
| <b>120 E Alder St</b>  | <b>Historic name:</b>   | Cummins Athletic Supply | <b>Built:</b>           | 1950              |         |
| <b>Style:</b>          | Modern Commercial   | <b>Common name:</b>     | Cummins Athletic Supply | <b>Architect:</b> | Unknown |
| <b>Classification:</b> |   | <b>Builder:</b>         | Unknown                 |                   |         |
| <b>Description:</b>    | <p>The building at 120 E Alder Street was built in ca 1950 and represents the Modern style applied to a commercial form type. Historically built for commercial use as a store, the building continues that function. The building features a rectangular plan. A poured concrete foundation supports the one-story concrete block structure. A flat roof with a parapet caps the building. Anodized metal panels and stucco comprise the front facade cladding. The rear facade shows concrete block walls. Windows on the rear facade have been infilled. The original plan is intact. The original storefront and windows have been slightly altered. The original cladding has been extensively altered. No alterations are on file with the city. The character-defining features for this building include: • Aluminum frame storefront display windows with anodized metal bulkheads set in aluminum frames (added paint not original)</p> |                         |                         |                   |         |
| <b>Cultural data:</b>  | <p>It is unclear when the Cummins Athletic Supply building was constructed, but it appears to have been constructed by 1950. The business, established by Scotty Cummins, was founded in 1950. Cummins Athletic Supply continues to occupy the building.</p>  |                         |                         |                   |         |

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|---------------------------|-------------------------------|---------------------|---------------------------|-------------------|---------|
| <b>126-128 E Alder St</b> | <b>Historic name:</b>         | NA                  | <b>Built:</b>             | 2008              |         |
| <b>Style:</b>             | Commercial                    | <b>Common name:</b> | Guardian Insurance Agency | <b>Architect:</b> | Unknown |
| <b>Classification:</b>    | Non-historic Non-contributing |                     | <b>Builder:</b>           | Unknown           |         |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|                       |  |
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| <b>Description:</b>   | The building at 126-128 E Alder Street was built in ca 2008 and is not a historic building. There are no character-defining features for this building. According to the county assessor's property value data, the building is dated to ca 2008, due to the large jump in improved value. |
| <b>Cultural data:</b> | The building at 126-128 E Alder Street is a recently constructed building (ca2008). This building previously had a ca1930 building on the same site, but a recent (ca1990-2000) photo with Walla Walla 2020 shows an empty lot at this address.  |

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| <b>129 E Alder St</b>  |                           | <b>Historic name:</b> | Masonic Temple | <b>Built:</b>     | 1905, 1950                         |
| <b>Style:</b>          | Neoclassical              | <b>Common name:</b>   | Copeland Bldg. | <b>Architect:</b> | Henry Osterman;<br>Stanley G. Page |
| <b>Classification:</b> | Historic Non-contributing |                       |                | <b>Builder:</b>   | Unknown                            |

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| <b>Description:</b> | The building at 129-131 E Alder Street was built in 1905 and represents the Neoclassical style. Historically built for social and commercial use, the building continues the commercial function. The building features a rectangular plan. The two-and-a-half-story building has a flat roof with a parapet. The brick masonry structural system also serves as the primary cladding on both side facades as well as the rear. The brick has been painted in places. On the main (south) facade, cut and cast stone elements along with finish brick form the cladding at the upper stories. Contemporary veneer brick and stone clad the first-floor storefronts. The original plan is intact. The original windows and cladding have been slightly altered. The original storefronts have been extensively altered. No alterations are on file with the city. The character-defining features for this building include: • Stone work, Tenino or similar sandstone, engaged columns with ionic capitals, panels and window headers with carved stone relief, prominent window surrounds, ashlar coins flanking pilasters • Brick, reddish veneer brick with red mortar on front facade, common bond brick on rear facade, segmental arched brick headers • Storefront, 30-32 S Colville: 1950s-60s remodel, brick, aluminum storefront • Windows, one over one and four over four, wood sash, wood moldings, brick sills • Alley service doors clad in metal with multi lite transom and segmental arched brick header • Rear personnel doors with multiple upper lights, and multiple lite transom • Metal fire escape on rear facade |
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| <b>Cultural data:</b> | The building at 129-131 E Alder Street was constructed as the Masonic Temple. The Masonic Temple organization occupied the upper portion of the building and rented out space to other organizations and businesses. The following is a chronology of building occupants and history, containing information from the Polk City Directories as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories were only available in the 1931 and later volumes. In 1931, Amery & Sons hardware is located in the building along with numerous social organizations, including: Alki Chapter No 25 OES, Ancient and Accepted Scottish Right of Freemasonry, Blue Mountain Lodge No 13 F&AM, Shrine Club, Walla Walla Chapter No 1 RAM, Walla Walla Chapter Order of DeMolay, Washington Commandery No 1 KT, Walla Walla Lodge No 7 F&AM, Zabud Council No 7 R&SM. Amery & Sons and the Masonic Temple continued to use the building until at least 1941. By 1951, the building was known as the Copeland Building and housed the Leading Fur Shop. In 1961, the city directory lists several businesses in the Copeland Building, including: Inez Hair Fashions, Ellen's Alteration Shop, Minnie Bokovoy Physio-Therapy, Northwestern Mutual Life Insurance, U.S. Selective Service, and Leading Fur Shop. Inez Hair Fashions, Ellen's Alterations, and the physio-therapy business continued in the building through at least 1967. |
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| <b>130 E Alder St</b>  |                           | <b>Historic name:</b> | Barber Bldg.;<br>DeWitt Funeral Home | <b>Built:</b>     | 1902, 1912 |
| <b>Style:</b>          | Mission Revival           | <b>Common name:</b>   | Holly's Flowers                      | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Non-contributing |                       |                                      | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>    |                           |                       |                                      |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

The building at 130 E Alder Street was built in ca 1902 and represents the Spanish – Mission Revival style. Historically built for mortuary (undertaker’s parlor) use, the building also historically had a commercial function. As of 2017, the commercial function continues. The building features a rectangular plan. The one-story building has a flat roof with a parapet. On the front (north) facade, cut stone elements have been painted. Deeply textured, painted stucco veneer cladding is present on all facades; although the stucco is not original, it appears to have been applied at least 50 years ago. The storefront has a recessed, cut-away corner entrance at the northeast corner. Secondary entrances are located along the east (side) and south (rear) facades. The original plan is intact. The original storefront has been moderately altered. The original windows and cladding have been extensively altered. No alterations are on file with the city. However, from historic research among other sources, the following alterations are known: • 1912, remodel of existing building. Building permit obtained by George Barber. \$8,000 value. • Undated, windows replaced The character-defining features for this building include: • Wood sash, segmental arch doors, with upper lite and lower panel • Parapet, stepped and curved profiles, and upper openings and recessed panels • Window openings, segmental arched, wood trim • Stucco cladding • Tenino sandstone or similar at piers and upper facade elements (previously painted) • Recessed front entrance

**Cultural data:**

The following historic context information for the Barber Building and later the DeWitt Funeral Home, is compiled from Polk City Directories, Sanborn Fire Insurance maps, Walla Walla 2020 (ww2020.net), and other sources. It appears the building was constructed in ca 1902, when Polk city directories begin listing Winfield D. Smith’s business address as 130 East Alder. Smith, a merchant for fruit, produce, hay, and more, also worked as an undertaker. The 1904 city directory lists the undertaking business as Smith & Hennessy, operated by Smith and Emmett Hennessy. The 1905 city directory lists the undertaking business as Smith & McMartin (alt, MacMartin). The 1905 Sanborn Fire Insurance map identifies the building as an undertaker’s office. MacMartin’s name appears on the business in various iterations between 1907 and 1932, but always at the same address. In 1912, George Barber obtained a building permit to remodel the existing building, for a total cost of \$8,000. According to Walla Walla 2020, city directories show the building as vacant between 1933 and approximately 1939. Leonard DeWitt purchased the property in 1938 and by 1941 began to operate the building as DeWitt Funeral Home. In 1947 the Dewitts sold the property to Henry J. and Laurine Copeland and moved to 19 E Birch Street. Between 1948 and 1979, the city directories list the De Mers Beauty School, owned by Sandra L. Hopson, at the address. Between 1982 to 1988, the Salvation Army operated a thrift shop there. In 1989, Holly’s Flowers opened in the building and is still there as of 2017.

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|--|-----------------------|-----------------------|---------------------------|-------------------|----------------|
| <b>202 E Alder St</b>  |                       | <b>Historic name:</b> | H.L. Gray Inc.<br>GMC     | <b>Built:</b>     | 1910           |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Argo Auto<br>Transmission | <b>Architect:</b> | Unknown        |
| <b>Classification:</b>   | Historic Contributing |                       |                           | <b>Builder:</b>   | <b>Unknown</b> |
| <b>Description:</b>  |                       |                       |                           |                   |                |
| <p>This property is located at the intersection of East Alder Street and South Colville Street in downtown Walla Walla. This one-story structure has a rectangular plan and is at the end of a non-related row of buildings. The building has a truncated hipped roof clad with standing seam metal and has closed eaves. The hipped roof is surrounded by a crenellated parapet; engaged concrete pilasters on the front (north) and west elevations form the raised portion of the parapet. The walls of these elevations also feature spandrels above the windows of recessed concrete frames between the pilasters. The walls are clad with smooth concrete from the parapets down through the spandrels. The remainder of the walls have stone chip veneer cladding. The foundation is poured concrete. The windows and doorways in the front (north) elevation have been extensively modified. However, the majority of the windows in the west and south elevations are the original wood sashes; the doors in these elevations have been replaced. The north elevation exhibits a crenellated parapet on account of the five unevenly distributed pilasters whose capitals project above the roofline. The low-standing seam metal clad hipped roof is only visible from across the street. The five pilasters create four recessed spaces in the elevation, the upper halves of which are spanned by plain, rectangular framed spandrels. The cladding in the recesses beneath the spandrels consist of concrete with stone chip veneer. A single-leaf, wood and glass door with transom is located offset left within the recess that is third from the left. A modern, rollup garage door with six lights is centered in the second recess from the left. This elevation has three sets of slightly recessed ribbon</p> |                       |                       |                           |                   |                |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

windows, all with concrete, continuous lug sills distributed within the leftmost and two rightmost recesses. The leftmost window has an original pair of nine-over-one, single-hung sashes with wood mullion and wood muntins. An eight-pane replacement window is located immediately right of the door. A twelve-pane replacement ribbon window is located in the far right recess. The original windows were four smaller square panes over one large fixed pane based upon a photograph from 1931. An interesting historical feature associated with the original building is a metal hitching ring for horses is still visible in the curb off the northwest corner of the building. There is no east elevation because this structure is at the end of a row of non-related structures. The south elevation features one doorway and three windows. The doorway is located far left in the elevation and was originally a garage-sized door. The majority of the opening has been covered over with plywood and a modern, single-leaf metal door appears within the plywood façade. Three ribbon windows are evenly spaced across the remainder of the elevation. The leftmost window is composed of two wood sashes: a nine-over-one and nine-over-four, single-hung window. The sashes are separated by a wood mullion and the sashes share a heavy concrete, continuous lugs ill. The central window fills in another garage-sized doorway. This window has five four-over-four, single hung wood sashes with a continuous slip sill. The area below this window comprising the rest of the former garage door opening has been stuccoed over. The rightmost window includes three nine-over-one, single-hung wood sashes separated by wood mullions and featuring a continuous heavy concrete lug sill. All of the windows have wood muntins. The west elevation has nine evenly distributed engaged pilasters whose capitals project above the roofline creating a crenellated parapet. Concrete spandrels with rectangular frames occupy the upper portions of the eight recesses. A vinyl rollup garage door with six lights is located in the third recess from the right corner of the building. The first two recesses from the left exhibit identical replacement, eight-pane ribbon windows with continuous original lug sills. The remaining recesses exhibit a total of five identical, original ribbon windows. Each ribbon window consists of a paired nine-over-one, single-hung sash with wood muntins and mullion and lug sill.

**Cultural data:**

The location and setting of the H. L. Gray Inc. GMC, Auburn, and Terraplane automobile showroom has not changed since its construction in 1910. The building also maintains integrity of feeling, design, materials, and workmanship, despite alterations to the building's front fenestrations and doorway; although the windows have been replaced, the fenestration maintains the feel of the original transoms and plate-glass sashes. The windows on the side and rear of the building are original. In addition, the attached pilaster and spandrel detailing, distinctive roofline, and cladding are intact.

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|---|-----------------------|-----------------------|----------------------------------|-------------------|---------|
| <b>209 E Alder St</b>   |                       | <b>Historic name:</b> | Fouts Auto Repair & Machine Shop | <b>Built:</b>     | 1921    |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | The Maple Counter                | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                                  | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                                  |                   |         |
| <p>The building at 209 E Alder Street is one story with a rectangular footprint and a flat roof with a parapet on the front façade, which faces Alder Street. The brick-clad building has a built-up roof and concrete foundation. The west side and rear facades are painted board-formed concrete. The east façade forms a partywall with 217 E Alder Street and is therefore not visible. A small addition on the rear of the building appears to house equipment. The one-part commercial block was constructed in 1921. The central entry to the building is recessed, with large double wood doors of knotty pine with twelve lights in the upper portion. Large multi-light windows are located on the side walls of the entry as well. The large windows flanking the entry have twenty-one lights each in wood frames. The transoms above consist of four lights in wood frames and are covered with canvas awnings today. The bulkhead is clad in vertical wood. The window and entry elements are separated by brick-clad piers. The building appears to have moderate integrity. The location and basic design is intact, as is the setting. The entry features, including the doors and windows, appear to be new. Materials and workmanship is intact. The feeling is altered, as is the association, since this building was an auto repair facility for most of its history and it is now a restaurant.</p> |                       |                       |                                  |                   |         |
| <b>Cultural data:</b>   |                       |                       |                                  |                   |         |
| <p>This shop opened as Fouts Auto Repair and Machine Shop when it was constructed in 1921. In 1931 it was Parris and Roberts Auto Repairs. It was permitted as a garage in 1932, which opened in 1933,</p>  |                       |                       |                                  |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

when it was Troyer and Schwarz Auto Repairs, operated by Ed Troyer and Adolph Schwarz Jr. In 1950 it was also an auto repair shop. In 1979 the business was Argo Auto and Truck Service, operated by Louis Argo. The name was later changed to Argo Transmission Specialists. Today the building houses a restaurant, the Maple Counter Café.

|                           |                           |                       |                   |                   |                     |
|---------------------------|---------------------------|-----------------------|-------------------|-------------------|---------------------|
| <b>210-212 E Alder St</b> |                           | <b>Historic name:</b> | W.H. Harold Bldg. | <b>Built:</b>     | 1901, 1918          |
| <b>Style:</b>             | Commercial                | <b>Common name:</b>   | Lash Loft         | <b>Architect:</b> | Unknown             |
| <b>Classification:</b>    | Historic Non-contributing |                       |                   | <b>Builder:</b>   | Whitehouse-Crawford |

**Description:**  
 The W.H. Harold building at 210-212 E Alder Street is a one-story, two-bay building with a rectangular footprint and a flat roof with a raked cornice on the front parapet. It is located on the south side of East Alder Street and faces north. The building forms a party wall with 214 E Alder Street to the east and 202 E Alder Street to the west. The brick masonry building has a built-up roof; foundation materials are unknown. The one-part commercial block building was constructed in 1902, according to Assessor data, and remodeled in 1918. It was recently (about 2012) remodeled again and transformed to a two-bay structure. Today there are two storefront entries to the building, both toward the center of the structure. Both are in canted faces, separated by a tall, two-over-two-light fixed window. The storefront windows are to either side of the entries and consist of three, two-over-one-light windows with wood muntins. The piers that flank the building face, as well as the low bulkhead, are brick. Until sometime after 2012 the storefront had similar components but just one storefront, with a slightly recessed central single door flanked by three storefront windows to each side. The doors and windows had aluminum framing. The parapet above was plain with no architectural detailing. This storefront would also have represented a change from the earlier 1958 storefront. The earlier storefront had wood components, as noted below. The building retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, or feeling. It retains integrity of association.

**Cultural data:**  
 The local Walla Walla historic register nomination for this building notes that it was constructed in 1901 by A.K. Dice. A.K. Dice's son-in-law William Henry Harold, for whom the building is named, was an electrician whose business address in 1920-24 was 115-1/2 Birch (part of his residence). Harold occupied the subject building from 1928-29 through 1968. In 1905 the storefront was not labeled, but #210 was noted as having an iron front. A historical photograph (n.d.) shows that "Arnold Electric Co. Pumps-Motors" at #210 had a double paneled wood door with two-over-two lights in the upper portions; a garage door to the east; three bays of two-light storefront windows between the entry doors and the garage door; with three-light transoms above the windows; and a six-light transom above the doors. In 1931-32, the date of the first reversible directory in Walla Walla, Harold Electric Company was noted as occupying the building. In 1950 the business in the building was labeled as machine shop and pump service. It was remodeled and the aluminum storefront added in 1958, according to the building owner. From 1971-1980 the building was occupied by Croft's Flowers. Buyline occupied #210 from 1981 through 1997; it was then rented by Master's Appliances and Standard Printing. Today #210 is occupied by Lash Loft, while #212 is vacant. The addition to the rear of the building to the back property line took place in 1918.

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|------------------------|-----------------------|-----------------------|------------------------|-------------------|---------------------|
| <b>214 E Alder St</b>  |                       | <b>Historic name:</b> | Stewart & Barnett      | <b>Built:</b>     | 1902                |
| <b>Style:</b>          | Commercial            | <b>Common name:</b>   | Stewart's Dry Cleaners | <b>Architect:</b> | Unknown             |
| <b>Classification:</b> | Historic Contributing |                       |                        | <b>Builder:</b>   | Whitehouse-Crawford |

**Description:**  
 The building at 214 E Alder Street is one story with a rectangular footprint and a flat roof with a short front parapet. The building fills its lot and forms a partywall with 210-212 E Alder and 220 E Alder Street and faces north, overlooking Alder Street. At minimum, the rear portion of the building is reinforced concrete, although it may be parged brick. The roof is built-up; foundation materials are unknown. The one-part commercial block was constructed in 1902 and extended to the rear of the lot in 1918. The entry door to the shop is slightly west of center and has a contemporary wood door with diamond

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

shaped lights in the upper portion. One large storefront window is located on the west side and two slightly smaller storefront windows are on the east side. The bulkhead is painted, as is the area where a transom window might have been located at one time. The upper portion of the façade displays a decorative recessed panel. An internally illuminated sign that says, "Shield of Quality, Stewart's French Fine Cleaners." The building retains good integrity. It retains integrity of location, design (although the transom windows may be covered up), setting, materials, workmanship, feeling and association.

**Cultural data:**

The building was developed ca 1902 by A.K. Dice, who also developed the building next door, which was occupied for many years by his son-in-law's electrical shop. The 1905 Sanborn maps show the building as occupied by a wagon shop in the front and a paint shop to the rear (a blacksmith occupied the shop to the immediate south at 212 E Alder). The building was rented to the Nelson H. Stewart family in 1921, who operated it as Stewart and Barnett in early years, according to the building owner. The Stewarts ran the business until 1991, when they sold it to Frank and Gerald Lyons, who continued to use the Stewart name. A fire damaged the building in 1992 and it was rebuilt.

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|---------------------------|---------------------------|-----------------------|----------------------|-------------------|---------|
| <b>217-225 E Alder St</b> |                           | <b>Historic name:</b> | Harvester Supply Co. | <b>Built:</b>     | 1920    |
| <b>Style:</b>             | Commercial                | <b>Common name:</b>   | Goodwill Industries  | <b>Architect:</b> | Unknown |
| <b>Classification:</b>    | Historic Non-contributing |                       |                      | <b>Builder:</b>   | Unknown |
| <b>Description:</b>       |                           |                       |                      |                   |         |

This two-part building is one story in height with a rectangular footprint that fills the entire lot. The roof is flat with a raised skylight on the west portion of the building. The frontage, which has a low parapet wall with a metal coping, is covered by a standing seam metal awning/mansard. The rear of the building reveals brick masonry construction and arched windows. The front is finished in stucco or synthetic paneling, with large aluminum-frame, plate glass windows. The main entrance is on the east end of the building. A secondary entry is on the west end in a narrow recess. The commercial building displays no historic features on the front façade today. The entire complex, which includes the Inland Auto Company formerly addressed as 229 E Alder, is now addressed as 217 E Alder and the east building is the primary entrance. The building retains integrity of location and setting. Design, materials, workmanship, feeling, and association are no longer present. Historically the building was in a primarily industrial use, whereas today it is commercial.

**Cultural data:**

This parcel actually comprises two parcels and two buildings that are treated as one today, with the main entrance located in the east building. Both buildings were constructed in 1920, according to Assessor data. In 1950, the west building, addressed as 217-223 E Alder Street, had two storefronts. The west half was occupied by a machine shop and the east half was occupied by a drapery manufacturer, with a storefront at the front. The building was topped by a 4' high glass skylight, which is still present today. The easterly building was occupied by a wholesale grocer. In 1905 the site, which was a large corner lot at Alder and Spokane, was occupied by an open-air hay market and print shop (223 E Alder). In 1931, the first year a reverse directory is available, it was occupied by Garden City Wrecking. In 1935 217-225 was Morrison Harvester Supply and Farm Implements Company. In 1939 Roy Anderson Auto Repair was located there. In 1949 it was Columbia Wholesale Grocery Company (all addressed as 225 E Alder St). Today these two buildings, as well as 229 E Alder, are all part of Goodwill Industries.

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|-------------------------------|---------------------------|-----------------------|------------------|-------------------|---------|
| <b>220-220-1/2 E Alder St</b> |                           | <b>Historic name:</b> | Unknown          | <b>Built:</b>     | 1943    |
| <b>Style:</b>                 | Modern Commercial         | <b>Common name:</b>   | Sherwin Williams | <b>Architect:</b> | Unknown |
| <b>Classification:</b>        | Historic Non-contributing |                       |                  | <b>Builder:</b>   | Unknown |
| <b>Description:</b>           |                           |                       |                  |                   |         |

The building at 220 and 220-1/2 E Alder Street is an L-shaped, one-and-two-story, two-part building, constructed in 1943. The roof is largely flat with a parapet at the perimeter. The main entrance to the building is on Alder Street; a secondary entrance faces east, covered by a flat canopy, and three overhead garage doors face Alder from the portion of the building that is located at the back of the lot. The construction method is unknown. The foundation is concrete. Three brick-clad piers remain on the

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

front of the building, which is otherwise heavily glazed. The recessed main entrance, on the west side of the front façade, is also glazed, with a centrally placed wood-frame door of full-height glass. Three smaller windows are located at the upper level above this entrance. The commercial building displays virtually no character-defining features. It retains integrity of location and setting. Design, materials, workmanship, feeling, and association are not intact, for the fact that this was historically an auto-oriented use and is now a recreational use.

**Cultural data:**

Prior to construction of the present building the parcel was occupied by Walla Walla Motor Company (1931-32); Harry K. Moore and Charles A. Lusk Auto Repair (1935) and Smith-Davis Motor Company (1939). In 1949 it was occupied by Mackle Motor Company. In 1950 the wing behind the sidewalk was addressed as 216 and 220 E Alder and it was used for auto sales. The portion at the back of the parcel, which displays three overhead garage doors today, appears to have been used as a garage previously as well. A gas and oil island occupied the space defined by the "L" and was addressed as 224 E Alder. By 1970 Goodyear Tire Service was in the building, followed by Sherwin Williams Paints. Today there is no gas island and the portion of the building behind the sidewalk is a Karate Center.

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|------------------------|---------------------------|-----------------------|---------------------------|-------------------|----------------------|
| <b>229 E Alder St</b>  |                           | <b>Historic name:</b> | Inland Auto Company Bldg. | <b>Built:</b>     | 1908, 1930, 2017     |
| <b>Style:</b>          | Commercial                | <b>Common name:</b>   | Goodwill Industries       | <b>Architect:</b> | Unknown              |
| <b>Classification:</b> | Historic Non-contributing |                       |                           | <b>Builder:</b>   | Livingston R. Hawley |

**Description:**

The Inland Auto Company building at 229 E Alder Street is a two-story, brick masonry building that dates to ca 1908. The 2008 RLS recorded the features of the building's façade only, noting, "Multiple garage bays indicate the historic automotive use of this structure. The storefront has been modified along Alder, and garage bays serve various functions including as artist studios. The alley façade shows a simple brick (stretcher) treatment, while metal and stucco are dominant cladding elsewhere. Historic divided light windows and garage doors maintain the original character of the building, and a stepped parapet along Alder obscures the gabled roof behind. A brick pier supports the south east building corner, allowing a broad recessed area outside the building envelope for covered vehicular access" Dowling (2008). The building has a rectangular plan that is aligned on a northwest-southeast axis with the façade in the southeast elevation, fronting on E Alder Street The brick masonry walls are parged, but large portions of the parging was removed with an air hammer chisel, extensively damaging the brick on the façade and the upper part of the northeast elevation. The building has a flat roof with a flat cornice and stepped parapet with metal coping. The façade has a deeply inset storefront window wall with aluminum-frame full-height windows and a pair of aluminum-sash entry doors. The inset window wall creates a lobby or patio space under the main roof. Flat brick pilasters flank the wide, open front and rise to a flat cornice and stepped metal-capped parapet. A large "Goodwill" sign fills the cornice, and a pierced metal "Goodwill" sign is attached at the south corner of the façade. The storefront windows wrap around the south corner onto the northeast elevation under a large "Goodwill" sign. This elevation has two historic wood-sash multi-pane windows, three fold-up garage doors in the original bays, and a secondary entry door near the north corner. At the second level are four windows with modern glazing under segmental arches. The elevation has six earthquake wall anchor bearing plates attached in various points at the second level. The rear (northwest) elevation has a painted brick exterior finish with five earthquake wall anchor bearing plates attached above the first-floor windows. This elevation has five tall non-historic fixed sash windows under segmental arches with rowlock-coursed brick sills and a raised doorway (loading dock height) with a painted metal-wrapped fire door on an overhead track and a steel I-beam header. The windows are covered in metal grating that are attached to the historic shutter hangers. At the second level are two windows under segmental arches, with non-historic fixed sash. The windows are highly reflective modern glass.

From its period of construction (ca 1908), the building retains integrity of location and setting, as it remains on its original parcel within an automobile-related commercial area outside the historic downtown core, alongside a number of historic-period commercial buildings. However, alterations to the façade including the changes to the storefronts and fenestration, and the loss of original character-defining materials, such as original wood-sash windows, doors, and transoms, have diminished

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

integrity of design, materials, feeling, and workmanship. Additionally, the building no longer retains integrity of association due to the change in use from automobile-related commercial/industrial to a retail store.

**Cultural data:**

The Walla Walla County Tax Assessor's records list the date of construction of the Inland Auto Company building as 1930, yet the building is present in two historical photographs that pre-date 1930: one taken on February 19, 1908, during the Walla Walla Horse Show, and another taken in 1909. The building was constructed in 1908 by Livingston R. Hawley, owner of the property. Inland Auto Company was the first occupant of the building and remained in operation at this location until 1910. In the following years, Franklin Auto Repair, Franklin Motor Car Company, Chalmers Sales and Service, Maxwell Automobile Company, and a number of other automobile-related companies utilized the building. Various commercial businesses including a grocery supply company, radio and television repair shop, upholstery shop, and now the Goodwill Industries, have been located in the building. At some point in time, the brick finish was parged, the originally flush storefronts were removed and recessed into the building, modern windows and doors were installed, and the cornice was wrapped in vertically applied ribbed metal panels. The most recent alterations, ca 2017, attempted to expose the historic brick structure by removing the parging; however, the use of powerful chiseling tools damaged the surface of the bricks, causing irretrievable damage to the structural fabric of the exterior brick surface. The building is a vernacular commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a service-bay business type designed during the early part of the twentieth century.

|                        |                       |                       |                  |                   |            |
|------------------------|-----------------------|-----------------------|------------------|-------------------|------------|
| <b>1-5 W Alder St</b>  |                       | <b>Historic name:</b> | Drumheller Bldg. | <b>Built:</b>     | 1904, 1985 |
| <b>Style:</b>          | American Renaissance  | <b>Common name:</b>   | Drumheller Bldg. | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Contributing |                       |                  | <b>Builder:</b>   | Unknown    |

**Description:**

The building at 1-5 E Alder Street was built in 1904 and represents the American Renaissance style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The four-story building has a flat roof with a parapet. The brick masonry structural system also serves as the primary cladding. On the main (north, east) facades, rough-faced cut stone elements outline the storefronts and serve as window headers. Thinner stone slabs are used as exterior windowsills. The main entrance, in the north facade, is emphasized with polished stone panels. Secondary entrances are located along the east (side) and south (rear) facades. Multi-lite transoms cap the display windows at the first story storefronts. Wood and ceramic tile bulkheads extend below the display windows. The original plan and cladding are intact. The original windows and storefronts have been slightly altered. A summary of the alterations, from city records, include: • 1985: interior remodel • 1950s-1960s: storefront and entrance alterations The character-defining features for this building include: • Brick, red, with narrow mortar joints, and round arched windows at side alley facade • Signage painted along alley facade, and upper facade above 7-9 W Alder St • Stone, pitched face at window headers, sills, and piers flanking storefronts • Window wood brick moldings • Storefront, 102 S 2nd: wood panel bulkheads with metal display window frames, leaded transoms, and recessed entry • Storefront, 5 W Alder: green marble surround at entry, aluminum lettering (both ca 1950s addition), original Alaska Tokeen marble wainscot at entry interior, book matched panels, and the same marble on the floor, tread, and risers on stair; outer steps at this entry feature granite • Prominent metal cornice with brackets and dentils wrapping around parapet

**Cultural data:**

Constructed in 1904, the large building at the corner of W Alder Street and 2nd Avenue housed a number of businesses over the years. The Drumheller Company was the building's most prominent original tenant. The Drumheller Company, later known as the Whitehouse-Drumheller Company, was primarily a furniture and house furnishing goods store which carried furniture, carpets, linoleum, hardware, steel, and automobile supplies. Brothers Oscar and Tom Drumheller purchased William O'Donnell's hardware business in 1900, naming their business the Drumheller Co. with Oscar serving as manager. The brothers moved their business into the new four-story building at Alder and 2nd when it opened in 1904. The businesses extended into the adjacent three-story building when it was

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

constructed shortly after the Drumheller Building. The store was originally contained within the 4-story Drumheller Building but extended into the adjacent three-story building (the Gus Harras Building, constructed shortly after the Drumheller Building). The Drummheller Co. existed in the building from its construction in 1904 until at least 1992, operating as the Whitehouse-Drumheller Co. between 1914 and 1948. Other occupants of the building over the years included a variety of state agencies, such as the Washington State Liquor Control Board, Department of Revenue, Vocational Education & Rehabilitation Department, Department of Social & Health Services, Department of Labor & Industries, Board of Prison Terms & Paroles, Department of Public Assistance, and Veterans Rehabilitation. It also appears the Morrow-Drew Co., a hardware and implement store, was housed in the building in the 1910s.

|  |                       |                       |                     |                   |         |
|--|-----------------------|-----------------------|---------------------|-------------------|---------|
| <b>7-9 W Alder St</b>  |                       | <b>Historic name:</b> | Gustav Harras Bldg. | <b>Built:</b>     | 1904    |
| <b>Style:</b>  | American Renaissance  | <b>Common name:</b>   | Gustav Harras Bldg. | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Contributing |                       |                     | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                       |                       |                     |                   |         |
| <p>The building at 7-9 E Alder Street was built in 1904, the building represents the American Renaissance style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The three-story building has a flat roof with a parapet. The brick masonry structural system also serves as the primary cladding. On the front (north) facade, rough-faced cut stone elements outline the storefronts and serve as window headers. Thinner stone slabs are used as exterior windowsills. The two storefronts both feature recessed, centered entries. The original plan and cladding are intact. The original windows have been slightly altered. The original storefronts have been extensively altered. There are no alteration records with the city clerk. The character-defining features for this building include: • Brick, red, corbeled bands below cornice, with narrow mortar joints, and round arched windows at side alley facade, and horizontal band along front facade at transition from first to second story • Signage painted along upper side facade • Brick chimney • Stone, pitched face at window headers, sills, and piers flanking storefronts • Window wood brick moldings • Prominent wood cornice with brackets and dentils wrapping around parapet</p> |                       |                       |                     |                   |         |
| <b>Cultural data:</b>  |                       |                       |                     |                   |         |
| <p>The following is a chronology of the Gustav Harras Building's occupants and history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories only available in the 1931 and later volumes. Any chronology data which predates the year of construction refers to previous buildings on the site. Constructed in 1904, likely soon after the adjacent Drumheller Building, the Gustav Harras Building was built to house Harras' meat market. The 1904 city directory identifies the business as the City Meat Market. The meat market continued to be at the address through 1907. Other occupants of the building over the years included the Orpheum Theater (1908), the Dime Theatre (1909-10), the Drumheller Company (unconfirmed year range, from Sanborns) and the Drumheller Sports (1986-1992). Historic images of the building also show that the Drumheller Co. (eventually Whitehouse-Drumheller Co.) extended into the building for a period of time.</p>   |                       |                       |                     |                   |         |

|  |                       |                       |         |                   |              |
|--|-----------------------|-----------------------|---------|-------------------|--------------|
| <b>11-15 W Alder St</b>  |                       | <b>Historic name:</b> | Unknown | <b>Built:</b>     | 1910         |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Sprint  | <b>Architect:</b> | Unknown      |
| <b>Classification:</b>   | Historic Contributing |                       |         | <b>Builder:</b>   | J. A. McLean |
| <b>Description:</b>  |                       |                       |         |                   |              |
| <p>The building at 11-15 W Alder Street was built in 1910 in the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan with a poured concrete foundation. The single-story building has a flat roof with a parapet. The brick masonry structural system also serves as the primary cladding. The original plan, cladding and windows are intact. Original storefronts have been slightly altered. There are no alteration records with the city clerk. The character-defining features for this building include: • Brick, corbeling and cladding with darker brick at pilasters with concrete plinths at base of pilasters • Wood cornice projecting along front facade • Metal sash, multi-lite windows on rear facade • Storefronts, textured glass transoms, wood frame bulk heads and display window frames, recessed entrance • Overall form and massing</p> |                       |                       |         |                   |              |
| <b>Cultural data:</b>  |                       |                       |         |                   |              |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

According to Walla Walla 2020, it appears this building was constructed in 1910. A building permit was taken out by the Drumheller Co. for an \$11,000 brick store building to be constructed by builder J. A. McLean. The Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 did not list any occupants for this building over the years. Sanborn Fire Insurance maps indicate this building was part of the Drumheller Company and dealt with agricultural implements.

|   |                       |                       |              |                   |         |
|---|-----------------------|-----------------------|--------------|-------------------|---------|
| <b>21-25 W Alder St</b>   |                       | <b>Historic name:</b> | Service Café | <b>Built:</b>     | 1910    |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | Redmonkey    | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |              | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |              |                   |         |
| <p>The building at 21-25 W Alder Street was built in 1910 in the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The single-story building has a flat roof with a parapet. The brick masonry structural system also serves as cladding on the front (north) facade and the front half of the west side. The south half of the building has been extensively remodeled on the exterior, with contemporary stucco veneer. The focus of this form is on the north half of the building, occupied by the Red Monkey restaurant. This portion of the building retains moderate historic character, whereas the south half appears new. The north half of the building, facing West Alder Street, has two glass block windows in the west facade as well as a single doorway. The north (front) facade is dominated by the storefronts, which are all contemporary. A concrete belt course separates and highlights the parapet from the storefronts. Transom windows over the storefronts are obscured. The original plan is intact. When considered with the south half of the building, the original cladding has been moderately altered. Original windows and storefronts have been extensively altered. There are no alteration records with the city clerk. The character-defining features for this building include:</p> <ul style="list-style-type: none"> <li>• Brick, red at parapet level with decorative panels</li> <li>• Concrete cornice</li> <li>• Overall form and massing</li> </ul> |                       |                       |              |                   |         |
| <b>Cultural data:</b>   |                       |                       |              |                   |         |
| <p>The following is a chronology of building occupants at 21-25 W Alder Street and its history, containing information from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 as well as research from other resources like Joe Drazan's "Bygone Walla Walla." Reverse directories were only available in the 1931 and later volumes. The first known listing for this building occurs in 1931 and is for the Service Café. In 1941, Hooper Furniture is listed at the address. By 1944, Recreation Bowling Alleys is in the building, featuring 8 Brunswick Centennial maple lanes. Between 1951 and 1961, Kegler's Lunch is listed at the address with Recreation Bowling Alleys. The Walla Walla Bowlers Club is still listed at the building in 1967. A 1922 newspaper article mentions Elite Bowling Alleys at 3rd and Alder streets, possibly referring to this building.</p>   |                       |                       |              |                   |         |

|   |                           |                       |                      |                   |         |
|---|---------------------------|-----------------------|----------------------|-------------------|---------|
| <b>60-80 N Colville St</b>  |                           | <b>Historic name:</b> | Teague Motor Company | <b>Built:</b>     | 1945    |
| <b>Style:</b>   | Commercial                | <b>Common name:</b>   | Showroom on Colville | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |                      | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |                      |                   |         |
| <p>The building addressed as 60-70-80 N Colville and 130 E Rose Street today was also known historically as the Teague Motor Company. It has been recently remodeled and includes at least four commercial spaces. The one-story building has a square footprint and a flat roof on the E Rose Street side and a shallow vaulted roof on the portion to the east. It is primarily oriented toward N Colville Street. The building is concrete with a built-up roof and concrete foundation. The commercial building was constructed in 1945. There are two recessed areas on the N Colville façade, one leading to all three of the commercial spaces and one leading to one space. Windows and doors are anodized aluminum; windows are very tall. Nearly flat canopies with steel frames covered with corrugated fiberglass cover most of this façade. Accent point are a curved, fluted detail and a raised, curved roofline at about the center of the façade, which covers up a shallow vaulted roof on the southeast portion of the building. The commercial space on the E Rose Street façade, which is located on the north end, has a similar design. Additional spaces on the northeast façade, facing the parking lot, were still under construction in winter 2020. Three-part windows along the alley also have anodized aluminum frames but are much smaller and placed high on the building façade. The building retains its</p> |                           |                       |                      |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

location and setting. The design and materials have been altered, as has the feeling. The workmanship and association appears to be intact.

**Cultural data:**

The Teague Motor Company was owned by Wilker "Bill" Teague, who had car dealerships in Oregon before buying the Ford dealership in Walla Walla in 1938. According to Assessor records, this building was constructed in 1945, although the west portion of the building was not in place in 1950. The east portion was labeled Auto Sales & Service. In back of the building, which is now a parking lot, was another small building labeled Auto Repair. Edward C Miley of Eugene moved to Walla Walla to manage Teague Motor Company for Bill Teague in 1956. Another lot owned by the company was opposite the Teague Motor Company at 11 N Colville Street. It consisted of a large used car sales lot and a small sales building that has since been demolished.

|                         |                       |                      |                   |  |
|-------------------------|-----------------------|----------------------|-------------------|--|
| <b>11 N Colville St</b> | <b>Historic name:</b> | Teague Motor Company | <b>Built:</b>     |  |
| <b>Style:</b>           | <b>Common name:</b>   |                      | <b>Architect:</b> |  |
| <b>Classification:</b>  |                       |                      | <b>Builder:</b>   |  |
| <b>Description:</b>     |                       |                      |                   |  |

The former Teague Motor Company building at 11 N Colville Street is a one- and two-story, somewhat L-shaped building made up of at least four component parts. Two of the component parts, the east wing and southwest wing, have shallow vaulted roofs. The other parts have flat roofs. Dates given for the building are 1935 (1994 Inventory) and 1950 (Assessor data). The building is a combination of board-formed concrete and concrete block, finished in paint or stucco. The roof is built-up and the foundation is concrete. It is a utilitarian building. Different construction materials and methods appear to indicate the relative age of the different portions of the building. The wing to the southwest has large, steel-frame, industrial sash on the southeast façade, denoting an earlier construction date. The southwest façade has a single overhead garage door and two large, aluminum frame windows at the west corner. Single, double-hung windows within arched openings at the second level and rectangular openings at the ground level can be seen at the center of the E Rose Street side of this wing; most of these are enclosed with wood. The southeast end of this façade has a newer overhead garage door flanked by large, multi-light, plate glass windows in aluminum frames. These windows are of a similar design as the main showroom windows north corner, at the intersection of E Rose and N Colville Streets. At about the center of this façade is an older of paneled wood overhead garage door with small lights in the upper portion. The inventory form states that this corner was once open, with a gas pump. This would be consistent with the building type. The main public side of the building faces N Colville Street. It has three large overhead garage doors on the southeast side. On the northeast side is a centered canted entry with double aluminum-frame doors with full-height glass and large, plate glass windows. Flanking this entry are two expanses of large, multi-light, plate glass windows in aluminum frames. This portion of the building appears to have been built or modified in 1950. The façade facing the alley displays a series of eight, steel-frame, nine-light industrial sash windows, also indicating an earlier construction date. The lower portion of the windows are enclosed with concrete block. A smaller addition is located to the rear of the southeast wing whose purpose is unclear. There are no visible openings in this building. The building retains good integrity to 1950. It retains integrity of location, design, setting, materials, workmanship, feeling and association. The subject building was once also associated with an open used car lot and small sales booth northwest of the building, on the opposite side of E Rose Street. That building is now gone, and the lot is vacant.

**Cultural data:**

The Teague Motor Company was owned by Wilker "Bill" Teague, who had car dealerships in Oregon before buying the Ford dealership in Walla Walla in 1938. An Historic Resource Inventory completed in 1994 noted that the building was constructed in 1935, while the Assessor states a date of 1950 (note that Sanborn maps show that the complex was complete by 1950). At that time, all components of the building were labeled Auto Service or Auto Sales & Service. Edward C Miley of Eugene moved to Walla Walla to manage Teague Motor Company for Bill Teague in 1956. The second lot owned by the company was on the northwest side of E Rose Street. This was an open sales lot but for a small sales building. This building was demolished about 2016. According to Assessor data, the property at 11 N Colville was recently occupied by Quick Lane Tire & Auto Center. It was sold to Corliss Motor Company in 2018.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|  |                       |                       |                        |                   |         |
|--|-----------------------|-----------------------|------------------------|-------------------|---------|
| <b>16 S Colville St</b>  |                       | <b>Historic name:</b> | Inland Auto Supply Co. | <b>Built:</b>     | 1920    |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Unknown                | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Contributing |                       |                        | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                       |                       |                        |                   |         |
| <p>The building at 16 S Colville Street was built in 1920 and represents the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The one-story concrete block structure has a flat roof with a parapet. The concrete block structure is exposed as cladding on the rear and side facades. The front facade is clad with poured concrete and corrugated fiberboard panels. The original cladding, windows, and plan have been slightly altered. The original storefronts have been moderately altered. There are no alteration records with the city clerk. The character-defining features for this building include: • Steel sash windows, four lite • Concrete block • Concrete facade, formed to look like wood siding, decorative banding • Glass block windows • Corrugated fiber panels • Storefront and concrete bulkhead • Canted form on front</p> |                       |                       |                        |                   |         |
| <b>Cultural data:</b>  |                       |                       |                        |                   |         |
| <p>Constructed in 1920, the first known occupant of this building was the Inland Auto Supply Co. in 1951. The Inland Auto Supply Co. was a well-established Walla Walla business that previously occupied the building at 229 E Alder. The building was vacant by 1961. By 1967, the Jackson Sporting Goods Store was located in the building.</p>   |                       |                       |                        |                   |         |

|   |                       |                       |                           |                   |         |
|---|-----------------------|-----------------------|---------------------------|-------------------|---------|
| <b>25 S Colville St</b>   |                       | <b>Historic name:</b> | Walla Walla National Bank | <b>Built:</b>     | 1958    |
| <b>Style:</b>   | Modern                | <b>Common name:</b>   | None                      | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                           | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                           |                   |         |
| <p>This commercial building is one and two-stories in height, with a trapezoidal footprint and stepped flat roofs. It is located on the east (northeast) side of Colville Street, directly adjacent to and south of Mill Creek Canal. To the south and east sides of the building are parking lots. The Modern building is finished in stacked and running bond brick veneer, with curtain wall details on the west, north and east facades. The main entry is located at the center of the front façade and is slightly recessed. This recessed area is covered by an extension of the roof with a tall fascia. At the base is a low brick planter. The entry consists of an aluminum-frame, double door with full-height glass, with narrow sidelights, topped by a transom window. Windows are aluminum frame as well, with a solid, pale blue panel in the upper portion. The south façade is solid brick, but for a small flush door and the drive-up banking window. A small brick chimney is visible here, as well as windows at the mezzanine level. A secondary entry with double doors, covered by an overhang, is located on the east façade, entered from the main parking lot. Windows from the mezzanine are visible here as well. The building has very good integrity, retaining integrity of location, design, setting, materials, workmanship, feeling and association.</p> |                       |                       |                           |                   |         |
| <b>Cultural data:</b>   |                       |                       |                           |                   |         |
| <p>This building opened as the Walla Walla National Bank in 1958 (Assessor data). The value of the building was \$100,000 according to the building permit. The building was constructed by L.D. Proctor. In 1962 it was operated by ONB of Spokane. Historically, before Colville Street was completed here, the site was occupied by several small houses and sheds next to the Walla Wall Vinegar &amp; Preserving Works, which backed up to the canal. According to historical directories, the site was unoccupied until it developed with the bank, which is directly south of the Mill Creek canal. Today the building is vacant, although the drive-up banking window is still there on the south façade.</p>   |                       |                       |                           |                   |         |

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|---|---------------------------|-----------------------|---------------------------|-------------------|---------|
| <b>33 S Colville St</b>   |                           | <b>Historic name:</b> | Union Oil Service Station | <b>Built:</b>     | 1922    |
| <b>Style:</b>   | Gas station               | <b>Common name:</b>   | Marcy's Bar & Lounge      | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |                           | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |                           |                   |         |
| <p>This property is located at the intersection of E Alder Street and S Colville Street in downtown Walla</p> |                           |                       |                           |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

Walla. This one-story building is located on the northeast corner of East Alder Street and South Colville Street. This structure has a flat roof with parapets; each parapet is flat but curves downward at the corners of the building. The southwest corner of the building has a stupa with a spire. Molding decorates each tier of the stupa as well as the tops and bottoms of the parapets. The entirety of the south elevation is a new wing. The walls are clad with stucco and the foundation is concrete. All of the windows and doors feature modern replacement sashes and leaves. The front (west) elevation exhibits a flat roof with curved parapets and a stupa-like dome with spire and polygonal base located offset right that projects well above the roof. An angled wall is located on the right leading to a projecting wing. Inset in a rectangular space just below the stupa is a cursive "S A" for Schwarz Adams and "Est. 1922". This elevation has two flat roofed entryways with curved parapets located left and right of center. Each entryway is supported by two rectangular piers. The right roofed entryway projects further towards the street than the left entryway. A stepped parapet is centered above the left entryway. A wood belt course with three grooves runs across the entire length of the elevation including around the flat roofed entryways. This elevation exhibits two, single-leaf, wood and glass doors with molded wood surrounds and sidelights, one centered within each of the entryways. Arched decorative elements are centered above each of the doors. This elevation has four modern, vinyl fixed sashes with false muntins forming twenty panes. The windows lack sills and surrounds but are centered in a raised square frame. Three raised, vertically aligned, rectangular frames lacking windows form exterior decorative motifs on the left half of the elevation. The north elevation lacks features except for a small four-pane, fixed window located center that has been painted over. However, the right one-third of the building appears that it was constructed or renovated separately from the left two-thirds on account of a vertical seam across which the grooved wood belt course does not match up and a more weathered appearance of the stucco on the left two-thirds of the elevation. The east elevation has few features. Three window openings in the left half have been boarded up. A modern single-leaf, metal door with plain wood surrounds is located in a slightly recessed entryway right-of-center. A modern, fixed, single-pane window with plain wood surrounds appears far right in the elevation. The south elevation is a new addition. It exhibits a projecting flat roof wing with curved parapet on the left half. Beneath the roofline is a belt course of wood with three grooves. This elevation exhibits two vinyl replacement windows, both of which are centered in raised, square frames. The left window is identical to those on the front (west) elevation. The right window consists of three, vertically aligned, rectangular fixed panes, the central one of which is shorter than the flanking panes

**Cultural data:**

This property was associated with Milo Marcy, historically. Milo was an active member in the Wagon Wheelers. Although the unusual roofline of Marcy's Service Station is still visible and the property maintains integrity of location and setting. Despite some of the workmanship and design in the building's cladding remaining intact, the property's massing has been extensively altered by construction of wings that more than double the building's original size and the doorways and fenestration in all elevations have been extensively altered. The feeling of the building has been altered from its automobile service station origins into a modern restaurant, as has its association.

|                        |                       |                       |                  |                   |                      |
|------------------------|-----------------------|-----------------------|------------------|-------------------|----------------------|
| <b>2 E Main St</b>     |                       | <b>Historic name:</b> | Paine Bldg.      | <b>Built:</b>     | 1879, 1910           |
| <b>Style:</b>          | Italianate            | <b>Common name:</b>   | Sterling Savings | <b>Architect:</b> | Unknown              |
| <b>Classification:</b> | Historic Contributing |                       |                  | <b>Builder:</b>   | Lennon and Henderson |

**Description:**

The building at 2 E Main Street was built in 1879 and represents the Italianate style. Historically built for commercial use, the building is currently vacant. The building features a rectangular plan. The three-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on the rear (south) facade and the east side. The primary facades are clad with stucco and wood elements. The original plan, windows and cladding are intact. The original storefronts have been extensively altered. A summary of the alterations, from city records, include: • 2004: awning installation • 1993: removed the northeast window and infilled to match the adjacent walls • 1987: interior and exterior remodel, new vinyl canopy, new marble cladding at storefronts over brick, painted stucco at upper facade • 1968: minor work for Northwest Metals • 1964: roof repairs for Northwest Historical Metals, Inc. • 1963: reroofing • 1951: remodel The character-defining features for this building include: • Form and massing • Stucco cladding, pilasters rising between windows with decorative

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

banding on outer and inner pilasters • Windows, one over one, with round arched headers and sash at the 2nd story, and segmental arched sash and headers at the 3rd story, all with prominent hoods and sills • Cornice, wood, projecting at second/third story and parapet levels with decorative brackets • Parapet with modest cornice and pilasters • Brick alley facade

**Cultural data:**

Brothers Frank W. and John G. Paine purchased this property in 1875 from William Stephens, with whom they had been in business with operating Dorsey S. Baker's mercantile business. Miles C. Moore was also in business with the brothers. This building, the Paine Building, was constructed in 1879 by contractors Lennon and Henderson. A prominent early tenant of the Paine Building was Levi Ankeny and his First National Bank in the building's corner storefront. Ankeny's bank remained in the building until 1917, for nearly 40 years, before constructing its own building. In addition to the bank, the building housed saloons and offices. The following is a chronology of building occupants and history, from resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available in the 1931 and later volumes. Listings for the building's 2 E Main Street address include: Union Bank and Trust (1934-1937); Seattle First National Bank (1939-1946); Anita Shops, women's clothing (1949-1950); Jolie Apparel (1959-1960); King's Shoes (1965-1968); Cinderella Shop (1969-1971); Gannon's Shoes (1972-1973); 1-2-3 Print N Press (1975-1982); Capital Savings (1983-1986); and Sterling Savings beginning in 1987. Listings for the building's 1 S 2nd Avenue address include: Pacific Northwest Co. (1965-1967); Jen Development (1970); Intermountain Securities (1971-1972); Cornerstone Financial Services (1973-1974); Russ Bergevin Brokerage (1975); Christian Science Reading Room (1976-1989); and Copier Specialists (1994-1997). Listings for the building's 5 S 2nd Avenue address include: Union Bank and Trust (1920-1933); Wilson and Wilson Insurance, Hal Carlin Real Estate, Burroughs Adding Machines, Kellough and Mayfield Insurance and Real Estate (1935-1960); and Northwest Historic Medals (1964-1997). Listings for the building's 7 S 2nd Avenue address include: Walla Walla Grain Growers (1935-1952); Blue Mountain Memorial Gardens, Inc. (1956-1957); Northern Life Insurance Co. (1960); Walla Walla Coins (1964); W.H. Foster, Inc. (1968-1973); Triple P Products (1974-1975); and Russ Bergevin, Brokerage (1976-1982). The Paine Building's second floor has had numerous occupants over the years, including: dental, grain, insurance, photo, and dressmaker offices (1979-1939); J.J. Spencer & G.T. Gregory Real Estate Loans and Insurance (1912); and the Ellis Hotel/Apartments (1941-1987). The Paine Building's third floor lists John G. Paine as a resident between 1881 and 1915, while Mrs. Gertrude B. Hollister's Pollyanna Hotel is listed between 1921 and 1939.

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| <b>4-6 E Main St</b>  |                       | <b>Historic name:</b> | Reynolds-Day Bldg.            | <b>Built:</b>     | 1874, 1950, 1954 |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | Cundiff Building/Falkenberg's | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>  | Historic Contributing |                       |                               | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>   |                       |                       |                               |                   |                  |
| <p>The building at 4-6 E Main Street was built in 1874 and represents the Italianate style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on the rear facade, with some added paint. The front facade is clad with stucco and wood elements. The original plan and cladding are intact. The original windows have been slightly altered, with some infilled at the rear. The original storefronts have been moderately altered. A summary of the alterations, from city records, include: • 1993: exterior work on building facade, including demolition of previous facade alterations and restoration of historic facade, new framing for storefront, and stairs, and facade restoration work at upper facade • 1982: storefront alterations at 4 E Main • 1959: fire damage repair for Kloss Studio • 1955: remodel for Kloss Studio • 1950: dental clinic remodel The character-defining features for this building include: • Stucco cladding • Pilasters between windows supporting prominent hoods and keystones above the one over one windows with segmental arched headers and sash, stucco clad sills • Cast iron pilasters flanking the storefronts and central former entry to the upper floor • Wood cornice, panels and brackets • Rear brick facade • Metal clad shutters at the upper rear facade window</p> |                       |                       |                               |                   |                  |
| <b>Cultural data:</b>   |                       |                       |                               |                   |                  |
| The Reynolds-Day Building previously had a mid-century facade, but in the 1990s was restored to its original appearance. Dr. J.H. Day, a physician, and A. R. Reynolds had the Reynolds-Day building  |                       |                       |                               |                   |                  |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

constructed in 1874, for \$15,000. The building's base was divided in two, with Dr. Day's drug store on one side and Reynolds' bank, the A.R. Reynolds Bank, on the other side. According to a December 12, 1874, Walla Walla Weekly Statesman article, the building's storefronts featured plate glass and iron pillars. The Dayton Woolen Manufacturing Company had their sample room and office over the bank and Dr. Day had his offices over the drug store. The building was an early one to use gasoline to power its lighting. The following chronology was found in the Reynolds-Day Building file in the Whitman College Archives. M.B. Dolan opened a shoe store in the former bank space in 1879 and stayed until 1888. The drug store, J.H. Day, Druggist- remained in the building through at least 1885. A dentist, Dr. Dorr, had an office on the upper floor between 1880 and 1885. Pioneer Drug Store occupied the drug store space in the building between 1889 and at least 1911 and Baumeister & Reynolds, insurance agents, had offices in the building 1889-1892. The building's two storefronts had a bank and J.H. Day's drug store. Farmers Meat Market moved into the building, likely the former bank storefront, in 1892 and continued until at least 1893. Miss A.M. Beine, milliner, had her shop in the building beginning in 1898 until at least 1900. Attorneys Reynolds & Gillis had offices upstairs between 1898 and 1906. Enos L. Smalley, long-time manager of the Pioneer Drug Store, continued to operate a drug store in the building, known as Smalley Drug Store, until 1927. Hoswell & Hawkins, stationers and confectioners, moved into the building by 1909. John Hawkins operated a café in the storefront until at least 1918. Attorneys Reynolds & Bond had their offices upstairs between 1907 and 1920. The J.C. Penny Department Store moved into the building in 1927 and remained there until 1947. The Metropolitan Chain Stores, Inc., then utilized the building between 1949 and 1955. Economy Drug Store was listed at the address in 1958 and Payless Drug Co. was listed there between 1959 and 1972. Falkenberg's jewelers moved into the building 1974 and remains there as of 2017.

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| <b>5-7 E Main St</b>   |                       | <b>Historic name:</b> | Stephens Block        | <b>Built:</b>     | 1876, 1882 |
| <b>Style:</b>          | Italianate            | <b>Common name:</b>   | Pioneer Title Company | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Contributing |                       |                       | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>    |                       |                       |                       |                   |            |

The building at 5-7 East Main Street was built in 1876. The building has two storefronts and the front facade is visually divided into a relatively intact west half (5 East Main) and a highly altered east half (7 East Main). The west half of the front facade retains the original brick cladding and tall windows. This half exhibits a typical Commercial form with elements of the Italianate style. The east half of the front facade has been obscured, although the original materials and windows may be present underneath the contemporary facade cover and veneer brick. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on the front facade on the west half, as well as at the rear of the building. The original plan is intact. The original cladding, windows and storefronts have been moderately altered. A summary of the alterations, from city records, include: • 1989: remove awning and redid exterior of building and entry, on the 5 E Main portion, including new recessed entry • 1988: fire damage repairs to building interior • 1969, 1960, 1957: minor work The character-defining features for this building include: • Overall massing and form • Brick facade, recessed spandrel and header panels, projecting horizontal bands at parapet defining frieze, corbeling at parapet • Stepped parapet • Windows, one over one, wood sash with wood brick molding, parged continuous sill, segmental headers • Storefront, 5 E Main: recessed entry, wood paneled pilasters flanking the storefront

**Cultural data:**  
 After an 1875 fire burned many of the wooden buildings on the north side of Main Street, William Stephens constructed a new one-story brick building at this address in 1876. By 1882, a second story was added to the building, known as the Stephens Block. The following is a chronology of building occupants and history, from resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. The Stephens Block housed Mark F. Colt, general merchandise (1880-1882), and the Dusenberry Bros., later H. Dusenberry & Co., general merchandise (1883-1892). The J.C. Hockett & Co., and later Hockett Drug Co., Inc., moved into the building in 1893 and stayed until at least 1935. The city directory lists Boyd Drug Co. in the building. Dorothy Greenborough's Shop moved into the building in 1939 and stayed until at least 1969. The Villager was listed in the building between 1970 and 1987. Pioneer Title moved into the building in 1989 and is still there (as of 2017).

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|   |                       |                       |                                     |                   |            |
|---|-----------------------|-----------------------|-------------------------------------|-------------------|------------|
| <b>10-16 E Main St</b>  |                       | <b>Historic name:</b> | Seil Bldg.;<br>Somerindyke<br>Bldg. | <b>Built:</b>     | 1886, 1910 |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | Seil Bldg.                          | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>  | Historic Contributing |                       |                                     | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>   |                       |                       |                                     |                   |            |
| <p>The building at 10-16 E Main Street was built in 1886 and represents the Italianate style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on both the front and rear facades, with some added paint at the rear. The original plan has been slightly altered with a concrete block addition at the rear. The original windows have been slightly altered, with some infilled at the rear. The original cladding is intact. The original storefronts have been extensively altered. No alterations are known or dated from city records. The character-defining features for this building include: • Brick facade, projecting hoods above windows, central pilasters and parapet • Wood cornice, brackets, and dentils • Keystones at window hoods • Windows, one over one, wood sash with segmental headers and upper sash</p>   |                       |                       |                                     |                   |            |
| <b>Cultural data:</b>   |                       |                       |                                     |                   |            |
| <p>Constructed in 1886, the Seil Building, originally known as the Somerindyke Building, has housed several businesses over the years. It was originally owned by George W. and Mary A. Somerindyke. A primary tenant within the building was Nicholas Seil's business, Seil's Shoe Store. Seil eventually purchased the portion of the building in which his shop was located in 1901. Seil's wife, Susan, along with Emma Seil and Edward Seil purchased the remaining portion of the building in 1926. Seil family members continued to own the building until 1976. The following is a chronology of building occupants and history, from resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Occupants of the building at its 10 E Main address include: Britt's Variety Store (1923-1929); J.J. Newberry Department Store (1930-1955); Diamond's 5-cent to \$1 Store (1957-1960); Rasco 5-10-25 Cents Store (1961-1975); Clarks Inc (1977); Denim Central Station (1978-1979); Ginney's Red Rooster (1980-1983); Trails East Escrow (1984-1985); Christian Supply Center (1986-1995). Occupants of the building at its 12 E Main address include: Walla Walla Title (1997-1990); Blue Mountain Area Foundation (1988-1989); and Professional Services Bureau, Wasser Agency (1990). Occupants of the building at its 14 E Main address include: Eilers Music (1907-1914); and Diettrick Bros., grocers (1916-1933). Occupants of the building at its 16 E Main address include: Seil Shoe Store (1883-1981); Christian Supply Center (1982-1985); Rug Rats (1986); and Purple Parasol (1987-1992). Upstairs tenants in the Seil Building include John J. Arnold Photography Studio (1919-1927) and George Schneller Optical (1919-1927).</p> |                       |                       |                                     |                   |            |

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| <b>11-23 E Main St</b>   |                       | <b>Historic name:</b> | Barrett Bldg.      | <b>Built:</b>     | 1880, 1964, 2005 |
| <b>Style:</b>  | Georgian<br>Revival   | <b>Common name:</b>   | Merchants<br>Bldg. | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>   | Historic Contributing |                       |                    | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>  |                       |                       |                    |                   |                  |
| <p>The building at 11-23 E Main Street was built in 1880 and represents the Georgian Revival style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on the front facade at the second story and parapet. The rear facade is clad with contemporary stucco. The original plan is intact. The original windows and storefronts have been moderately altered. The original cladding has been slightly altered, mostly at the rear facade. The original interior at the first floor has been moderately altered. A summary of the alterations, from city records, include: • 2005: exterior and interior tenant improvements, remodeled storefront for Dean Hoalst Jewelers, including new trim at windows, awning, kickplate on door and trim, at the time the existing storefront had been extensively altered previously • 2004: reface and repaint existing sign at 18 E Main storefront • 1985: repointed exterior masonry, installed new parapet cap, rebuilt parapets, restored cornice, repaired window sash and trim, re-glazed sash, new entrance on south elevation. On the north elevation installed glass enclosure and exterior stairs with a concrete slab deck and steel structure. • 1970: reroof for Martin Jewelers, owner • 1964: remodel for Martin Jewelers, owner The character-defining features for this building include: • Overall form and massing • Brick</p> |                       |                       |                    |                   |                  |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

facade, decorative corbeling at window headers with prominent keystones, projecting courses at pilasters between window openings with wood/metal pilaster capitals, brick parapet • Wood cornice with decorative raised panels between the brackets supporting the projecting cornice, dentils, and a central pediment • Windows, one over one with segmental headers, and some with segmental transoms, all with decorative wood brick moldings, and projecting sills • Decorative belt course transitioning from first to second story, with dentilated cornice, and cast iron pilasters flanking the storefronts and main central entrance (to the upper story) • Storefronts, 11 E Main: textured glass transoms, nickel clad canopy [note that aluminum storefronts and cladding are not character-defining] • Storefronts, 13 E Main: original transom possibly behind later coverings • Storefronts, 15 E Main: original transom possibly behind later coverings • Storefronts, 21 E Main: transoms • Storefronts, 23 E Main: recessed entry, tile floor, original transom possibly behind later coverings

**Cultural data:**

Constructed in 1880, the Barrett Building, with its numerous storefronts, has housed numerous businesses over the years. A prominent tenant in the building was J.S. Barrett's Barrett Shoe Store, which first opened in 1878. Occupants in the building at its 9 and 11 E Main address include: Barrett's Shoe Store (1880-1961); and Scotty's Men's Shop, men's furnishings (1941). Occupants in the building at its 13 E Main address include: New York Coney Island Café (1941) and Bergman's women's clothing (1951-1967). Occupants in the building at its 13 ½ E Main address include: Nankin Noodle Parlor (1931-1941); Canton Café (1951-1961); Beneficial Standard Life Insurance Co. (1951); Blue Mountain Council Boy Scouts (1951); U.S. Department of Agriculture – Soil Conservation Service (1951); Walla Walla Council of Camp Fire Girls (1951); and E.D. Woods, accountant (1951). Occupants in the building at its 15 E Main address include: Circle Sandwich Shop (1931); Eiler's Sassy Shop (1941-1961); and Household Finance (1967). The primary occupant in the building at its 17 E Main address was the Cinderella Shoe Shine Parlor (1931-1967). Occupants in the building at its 19 E Main address include: Young & Lenster Inc. (1931); General Paint Corporation (1941-1951); Byrd's Jewelry (1961); and the Cantonwine Insurance Agency (1967). Occupants in the building at its 21 E Main address include: Allen-Swegle Co Inc., real estate and insurance (1931-1941); Sherwood & Roberts Inc., real estate sales office (1951); Howard E. Hume Co. (1961); and the Diamond Shop (1967). Occupants in the building at its 23 E Main address include: Fred Fredericksen, jeweler (1931); Wilfred Fredericksen, optometrist (1931); White Haircutting & Beauty Shop (1931-1967); and Vitart Studio photographers (1941-1951).

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|---|---------------------------|-----------------------|---------------------|-------------------|------------|
| <b>18 E Main St</b>   |                           | <b>Historic name:</b> | People's State Bank | <b>Built:</b>     | 1916, 1982 |
| <b>Style:</b>   | Modern                    | <b>Common name:</b>   | Martin's Jewelers   | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>  | Historic Non-contributing |                       |                     | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>   |                           |                       |                     |                   |            |
| <p>The building at 18 E Main Street as built in 1916. The building's original style has been lost to extensive alterations. It currently has Modern style elements. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The single-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible in the brick cladding on the rear facade, while veneer brick, tile and a metal screen clad the primary facade. The original plan has been slightly altered, with a rear concrete block addition. The original cladding, interior, and storefronts have been extensively altered. Alterations include the rear concrete block addition and a 1982 remodel for Martin's Jewelers, by Smith Mosman Associates of Walla Walla. Reconfigured entire floor plan. There are no character-defining features.</p> |                           |                       |                     |                   |            |
| <b>Cultural data:</b>   |                           |                       |                     |                   |            |
| <p>Constructed in 1916, Martin's Jewelers originally housed the People's State Bank. Although a narrow storefront, the building had a striking neoclassical facade with a gleaming white terra cotta ornamentation and a prominent triangular pediment. The People's State Bank remained in the building into the 1930s. Unfortunately, the Peoples State Bank was the first Walla Walla bank to fail during the Depression and closed its doors on September 12, 1932. The 1941 city directory lists Schneller Optometrists in the building beginning in 1941 until at least 1951. Martin's Jewelers, a well-established Walla Walla jewelry company, moved into the building by 1951 and continues to be in the building, as of 2017. Martin's Jewelers was founded in 1889 by Charles D. Martin.</p>   |                           |                       |                     |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|  |                           |                       |                           |                   |         |
|--|---------------------------|-----------------------|---------------------------|-------------------|---------|
| <b>22 E Main St</b>  |                           | <b>Historic name:</b> | Unknown                   | <b>Built:</b>     | 1915    |
| <b>Style:</b>  | Modern                    | <b>Common name:</b>   | McDonald Zaring Insurance | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Non-contributing |                       |                           | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                           |                       |                           |                   |         |
| <p>The building at 22 E Main Street was built in 1915, but the building's original style has been lost to extensive alterations. It currently has elements of the International style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible in the brick cladding on the rear facade, while veneer brick and stucco clad the primary facade. The original plan is intact. The original cladding, windows and storefronts have been extensively altered. No alterations are known or dated from city records. There are no character-defining features.</p>  |                           |                       |                           |                   |         |
| <b>Cultural data:</b>  |                           |                       |                           |                   |         |
| <p>This building appears to have originally been two separate buildings with differing storefronts. A contemporary renovation has unified the two storefronts. The following is a chronology of building occupants and history, from resources like Joe Drazan's "Bygone Walla Walla." Reverse directories were only available in the 1931 and later volumes. It appears the first business in the building was the Kandyland Café by 1920. The café served breakfast, lunch, and dinner and was advertised as a family-friendly establishment. Kandyland Café became Keyes Confectionary by 1923. According to the 1931 city directory, Keyes Confectionary was still in the building. The Cooper Kettle restaurant was in the building in 1941 with the New Belmont Café listed in 1951. Walla Walla Federal Savings &amp; Loans was in the building between at least 1961 and 1967.</p> |                           |                       |                           |                   |         |

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|---|-----------------------|-----------------------|---------------|-------------------|---------|
| <b>25 E Main St</b>   |                       | <b>Historic name:</b> | Kennedy Block | <b>Built:</b>     | 1879    |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | Kennedy Bldg. | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |               | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |               |                   |         |
| <p>The building at 25 E Main Street was built in 1879 and represents the Italianate style. Historically built primarily for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on the rear facade, with some added paint. Stucco clads the brick walls on the front facade. The original plan, windows and cladding are intact. The original storefronts have been slightly altered. The original interior has been moderately altered. No alterations are known or dated from city records. The character-defining features for this building include: • Stucco cladding • Wood cornice, brackets, and wood panels between the brackets • Windows, one over one, double hung with prominent key stones at headers and detailing around deeply recessed openings • Storefront, multi-lite transom, wood dentilated cornice above the storefront with brackets supporting small decorative pediments at the top of the pilasters flanking the storefront, recessed wood entry, wood bulkheads, glass at the display windows • Side, upper story entry with fluted moldings at the transom bar, and a transom with decorative casings</p> |                       |                       |               |                   |         |
| <b>Cultural data:</b>   |                       |                       |               |                   |         |
| <p>Constructed in 1879, the Kennedy Building was originally known as the Kennedy Block and first appears in the 1889 city directory with a listing for furnished rooms. In the 1900-1901 directory, the Kennedy Block has an address of 23 ½ E Main and 25 E Main is listed as the Knights Templar Hall. The 1904 directory has a listing for W. H. Maney under books and stationery at 23 ½ E Main, grocer M. P. Kelly at 23 E Main, and Washington Grocery &amp; Bakery Co. and 25 E Main. The Knights Templar Hall was listed in 1904 at 23 ½ E Main. In 1905, Nicholas H. Carter's meat market was listed in the building, along with Gus Fisher, express and parcel delivery, Michael P. Kelly's grocery, and W.H. Maney's books and stationary business. By 1907, the building housed the Mooney-Martin Meat Co., operated by Patrick and Matthew Mooney and James Martin. Kelly's grocery and Maney's books continued in the building and physicians W.E. Russel and Martin Stiles had offices there. A new listing for the building in 1908 was the Ferrari Musical Institute.</p>  |                       |                       |               |                   |         |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|   |                           |                       |                  |                   |         |
|---|---------------------------|-----------------------|------------------|-------------------|---------|
| <b>26 E Main St</b>   |                           | <b>Historic name:</b> | Unknown          | <b>Built:</b>     | 1903    |
| <b>Style:</b>   | Commercial                | <b>Common name:</b>   | Mark Ryan Winery | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |                  | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |                  |                   |         |
| <p>The building at 26 E Main Street was constructed in 1903 and represents the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible in the brick cladding on the side and rear facades, while veneer stucco clads the primary facade. The original plan is intact. The original cladding and windows have been moderately altered. The original storefronts and interior have been extensively altered. No alterations are known or dated from city records. The character-defining features for this building include: • Overall form and massing • Cornice</p> |                           |                       |                  |                   |         |
| <b>Cultural data:</b>   |                           |                       |                  |                   |         |
| <p>The following is a chronology of the building's occupants and history, from resources like Joe Drazan's "Bygone Walla Walla." Reverse directories were only available in the 1931 and later volumes. The first listing in the city directories for this address is for Bergman's women's clothing in 1941. By 1951, Hughes Apparel, women's clothing, was listed at the address and continued to occupy the building until at least 1961. Saxon Sewing Machine was listed at the address in 1967.</p>  |                           |                       |                  |                   |         |

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|---|-----------------------|-----------------------|--------------|-------------------|------------------|
| <b>28 E Main St</b>   |                       | <b>Historic name:</b> | Sayers Bldg. | <b>Built:</b>     | 1890, 1978, 2004 |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | The Bee Hive | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>  | Historic Contributing |                       |              | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>   |                       |                       |              |                   |                  |
| <p>The building at 28 E Main Street was constructed in 1890 and represents the Italianate style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as brick cladding on all facades, with small areas painted. Metal and stucco serve as cladding highlights. The original plan, windows and cladding are intact. The original storefronts have been extensively altered. A summary of the alterations, from city records, include: • 1978: interior remodel • 1980: reroofed the building • 1981: exterior and interior remodels, including remove awning and adding gutters • 1987: repair to crack in brick masonry wall near northwest corner to correct a hazardous condition • 2004: interior renovation, new awning and signage on the exterior, including building a wall sign over the existing sign The character-defining features for this building include: • Windows, four over four along the alley, round and segmental arched brick headers • Storefront, 4 E Main: wood bulkheads, cast iron columns, wood sash transoms and display windows • Brick, facade, projecting window hoods, parapet and corbeling along the top edge of the parapet • Metal trim between windows, keystone details, and prominent cornice with raised panels, dentils, and brackets • Windows, one over one, round arched with wood brick moldings and parged sills • Belt course with projecting wood cornice, frieze and dentils at first/second story transition • Cast iron columns and pilasters at storefronts</p> |                       |                       |              |                   |                  |
| <b>Cultural data:</b>   |                       |                       |              |                   |                  |
| <p>The Sayers Building at the corner of E Main and 1st was constructed in 1890 and the original owners were William and Ada E. Sayer. The building's primary tenant over the years was the Bee Hive, a dry goods and notions store. W.A. Ferguson was the early merchant and proprietor of the business. The Bee Hive is first listed at the address in 1898 and continued there until 1977. This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020.</p>   |                       |                       |              |                   |                  |

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| <b>31-33 E Main St</b> |                                | <b>Historic name:</b> | NA               | <b>Built:</b>     | 1976    |
| <b>Style:</b>          | Commercial                     | <b>Common name:</b>   | Land Title Bldg. | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Non-historic, Non-contributing |                       |                  | <b>Builder:</b>   | Unknown |
| <b>Description:</b>    |                                |                       |                  |                   |         |
| N/A                    |                                |                       |                  |                   |         |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|   |  |
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| <b>Cultural data:</b>   |  |
| <p>The former Armory/Arcadia Dance Hall at 27-33 East Main, Walla Walla, has been demolished. Also known as the Adolph Schwarz Building, it was listed in the National Register of Historic Places in 2004. The present building on this site was built in 1976, according to the County Assessor. It is not yet 50 years of age.</p> |  |

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| <b>38 E Main St</b>    |  | <b>Historic name:</b> | Die Brucke Bldg. | <b>Built:</b>     | 1903, 1994     |
| <b>Style:</b>          | Richardsonian Romanesque   | <b>Common name:</b>   | Book & Game      | <b>Architect:</b> | George Babcock |
| <b>Classification:</b> |  |                       |                  | <b>Builder:</b>   | Unknown        |
| <b>Description:</b>    | <p>The building at 38 East Main Street was constructed in 1903 and represents the Richardsonian Romanesque style. Historically built for commercial use, the building continues that function. The building features a polygonal plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible in the brick cladding on the rear facade, while veneer brick clads the primary facades. Stucco and stone elements serve as cladding highlights. The original plan and cladding are intact. The original storefronts and interior have been extensively altered. The original windows have been moderately altered. A summary of the alterations, from city records, include: • 1951: minor work • 1953 interior remodel • 1960: exterior remodel, installing new Kawneer awning, stucco facade cladding at the first story mezzanine level, new tension rods supporting the canopy, Carrara glass veneer, new display windows, and Zourite facing • 1974: interior remodel • 1994: remodel entire building, create 11 new commercial retail stores and 6 new apartments, new work at storefronts, awnings, removed 1960s work • 2003: removed awnings from the building The character-defining features for this building include: • Form and massing • Brick, reddish with narrow joints and red mortar, coins at outer corners, raised relief around window openings, prominent corbeling and pattern work along the parapet, corbeling below the continuous stone second story window sill • Stone, carved and ashlar panels, sandstone, continuous sill below second story windows (outer column, entries, and pilasters between storefronts have been rebuilt) • Windows, wood sash, moldings • Angled building footprint</p> |                       |                  |                   |                |
| <b>Cultural data:</b>  | <p>Constructed in 1903, the Die Brucke Building was ready for tenants in May 1903. The building was also known as "The Bridge," the English translation of the German "Die Brucke." The Maxwells leased several rooms from the building owners, Max and Alvine Baumister, for a period of 10 years beginning in January 1904. The building's corner storefront, the address of 38 E Main, has been anchored by a bookstore since at least 1904. Young &amp; Church, books and stationery, was listed in the building in 1904 and the Walla Walla Stationary Co. was there from 1905 to 1907. The Book Nook operated in the building from 1908 until 1994. Book and Game operates out of the corner storefront (as of 2017). The Maxwell Land &amp; Photo Co., and related family businesses, were in the building between 1904 and 1927. Listings for the Die Brucke Building's address at 40 E Main include: Louis Cohen clothing (1904-1905); Bridge Clothing Store (1906-1907); A.G. Baumeister Clothing (1908); Baumeister-Paxton (1909-1910); and Modern Clothing Co. (1911-1919). Kristian Falkenberg's jewelry store is listed at the Die Brucke Building's address at 42 E Main. Listings for the Die Bruck Building's address at 44 E Main include: James Elam Agricultural Implements (1904) and Criterion, women's clothing (1920-1931).</p>  |                       |                  |                   |                |

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| <b>39-47 E Main St</b> |   | <b>Historic name:</b> | Quinn Bldg. | <b>Built:</b>     | 1903, 1972 |
| <b>Style:</b>          | Commercial  | <b>Common name:</b>   | Darrah's    | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Non-contributing   |                       |             | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>    | <p>The building at 39-47 E Main Street was constructed in 1903 in the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The unreinforced masonry building appears to be a single story from the front, but windows on the side and rear facades confirm there is a second story. A flat roof with a parapet caps the building. The brick structure is visible in the brick cladding on the side and rear facades, while veneer stucco clads the primary facade. The original plan is intact. The original storefronts and windows have been extensively altered. The original cladding has been moderately altered. A summary of the alterations, from city records, include: • 1972: remodel of 44 E Main storefront for Hallmark Shop The character-defining</p> |                       |             |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

features for this building include: • 47 E Main storefront: black tiles with a decorative band and brass storefront display window frame and recessed entry having a wood soffit and scored and tinted concrete at the entry • Overall form and massing • Brick along south facade, including decorative corbeled panels and parapet along the upper facade, and projecting brick hoods over former window openings and the existing west entrance on this facade • Brick facade along rear • Wood sash one over one windows with brick arched headers on rear facade

**Cultural data:**

Built in 1903, the building at 39-48 E Main Street appears on the 1905 Sanborn Fire Insurance Map. The map indicates the building originally had an iron clad front and an open volume interior. The eastern portion of the building was labeled as a carriage repository. The 1909-10 city directory lists John Smith Co. in the building. Smith's company is listed under sawmill machinery, tents and awnings, vehicles, wagon timber and materials, wagons and carriages, and windmills. A 1960 photograph of the building shows the building with a new facade and advertising for Singer, a sewing machine company.

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| <b>50 E Main St</b>    |                                      | <b>Historic name:</b> | American Theater | <b>Built:</b>     | 1917, 1920, 1990  |
| <b>Style:</b>          | Tudor;<br>Swiss<br>Chalet<br>Revival | <b>Common name:</b>   | Liberty Theater  | <b>Architect:</b> | Osterman & Siebert with George B. Purvis; Henry Osterman and Bjarne Moe |
| <b>Classification:</b> | Historic Contributing                |                       |                  | <b>Builder:</b>   | Unknown   |

**Description:**

The building at 50 East Main Street was constructed in 1917 and has an eclectic architectural design, exhibiting multiple styles such as the Tudor Revival and Swiss Chalet Revival. Historically built as a theater, the building has been converted to commercial use, as a store. The building features a polygonal plan. The two-story unreinforced masonry building has a mixture of brick and hollow-clay tile structural walls. A varied roof line caps the building, including two gables and a flat roof with a parapet. The brick and tile structure is visible and exposed as cladding on the rear and side facades. Terra cotta and veneer brick clad the front facade. The original plan, cladding, and windows are intact. The original storefronts have been slightly altered. A summary of the alterations, from city records, include: • 1991: full interior remodel to be part of the Bon Marche store, new substructure and floor, entry closed off, balcony and stage conversions to fitting rooms, provide interior entrance to existing adjacent Bon Marche store • 1962: minor work • 1961: roofing work The character-defining features for this building include: • Terra cotta cladding, decorative brackets and figures • Brick decorative banding at entrances and storefronts, wall dormers, and cornice • Theater entry, paired and single mahogany doors with a single large upper lite, textured yellow glass transoms, wood surrounds • Storefront: mahogany doors, textured yellow glass transoms, wood surrounds and side lights • Ticket window, including wood surrounds, and adjacent mahogany doors, textured yellow glass transoms • Canopy with lighting along the underside, and decorative band around the outer edge continuing from the facade, metal scroll work along the top outer edge • Roof, tiles, wall dormers with flared eaves, hip roofed dormers, shed roof at mid wall height, prominent rake moldings and decoratively cut rafter ends • Metal trim along roof ridge line • Wood sash multi lite and stained glass windows, flat and segmental arched headers with terra cotta and brick surrounds, wood moldings • Hollow clay tile rear facade

**Cultural data:**

The Liberty Theater was listed in the National Register in 1993, the Liberty Theater continues to convey its significance and retains sufficient integrity. The building at 50 E Main Street was constructed in 1917 as a theater and named the American Theater. Local architect Henry Osterman and his partner Victor Seibert designed the striking theater building, along with theater designer George B. Purvis. It features Craftsman architectural elements expressed in white terra cotta. In the late 1920s, Frederick Mercy of Yakima purchased the building, remodeling it to better suit movies and renamed it the Liberty. Another remodel occurred in 1939, which added Moderne-influences on the interior by Seattle-based theater architect Bjarne Moe, along with Henry Osterman. The Liberty Theater closed its doors in the early 1980s. In 1991, the adjacent Bon Marche Department Store expanded into the theater's interior. Henry Osterman was the architect for many downtown Walla Walla buildings during the first two decades of the 20th century. Born in Germany, Osterman arrived in Walla Walla in the late 1890s, opening his own architectural firm in 1899. He formed a partnership with his former apprentice, Victor

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Seibert, in 1913. They continued to practice together until Osterman moved to Seattle in 1927.

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| <b>51-53 E Main St</b>  |                       | <b>Historic name:</b> | Whiteside Bldg.;<br>Westside Bldg. | <b>Built:</b>     | 1890    |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | Forward Boutique                   | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                                    | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                                    |                   |         |
| <p>The building at 51-53 E Main Street was constructed in 1890 and represents the Italianate style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible in the brick cladding on the side facades, while stucco covers the underlying brick on the front and rear facades. The front facade also has wood elements as cladding. The original plan is intact. The original windows have been slightly altered. The original cladding and storefronts have been moderately altered. There are no alterations on file in city records. The character-defining features for this building include: • Prominent cornice with decorative brackets, fascia, and stepped parapet • Front facade • Window surrounds, with prominent hoods and keystones • Storefronts with upper tall two-lite transoms • Pilasters at outer ends and flanking central recessed entry • One over one upper story windows with round arched headers • One over one rear facade windows and plain trim</p> |                       |                       |                                    |                   |         |
| <b>Cultural data:</b>   |                       |                       |                                    |                   |         |
| <p>The Whiteside Building was constructed in 1890, but address changes over the years make it difficult to track its occupancy. Herrick Dwelley Co., a music store, occupied the building in 1900. In 1911, the building was called the Whiteside Building with the Whiteside Apartments located upstairs. Garden City Furniture opened on the first floor in 1911. In 1925, the furniture store remodeled the building and took over the entire building. Garden City Furniture was owned by Art Naimy and Harriet Winget and stayed in the Whiteside Building until 1962 when it moved to 215 E Main. Davis Kaser's furniture store moved into the building in 1962 and stayed until 1971. This chronology of building occupants and history was pulled from resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020.</p>   |                       |                       |                                    |                   |         |

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| <b>54 E Main St</b>  |                         | <b>Historic name:</b> | Jensen Bldg. | <b>Built:</b>     | 1919, 1944 |
| <b>Style:</b>  | Neoclassical            | <b>Common name:</b>   | Macy's       | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>   | Historical Contributing |                       |              | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>  |                         |                       |              |                   |            |
| <p>The building at 54 E Main Street was constructed in 1919 and represents the Neoclassical and Beaux Arts styles (original) with midcentury Modern style at the storefronts. Historically built for commercial use, the building continues that function. The building features a polygonal plan. The two-story unreinforced masonry building has a flat roof with a parapet. White terra cotta clads the upper story of the main facades. The first story on the main facades was remodeled with midcentury storefronts, including veneer brick. The rear facade is entirely parged with stucco. The original plan has been slightly altered. The original windows have been slightly altered (e.g., wood covering the glazing on the second story). The original cladding has been moderately altered. The original storefronts were extensively altered but retain high integrity from the midcentury remodel. A summary of the alterations, from city records, include: • 2004: remodel men's department and open up storefront windows • 1995: removed damaged marble facade pieces and replaced with dryvit • 1973: roof repairs • 1966: new sign installation, and roof repairs • 1962: minor work • 1960: substantial remodel • 1959: remodel work • 1956: substantial remodel, fire damage repairs • 1953: remodel work The character-defining features for this building include: • Terra cotta cladding, parapet, spandrels, mullions and transom bars • Windows wood sash, Palladian, with transoms • Storefronts, 1950s remodel, roman brick, staked bond, bulkheads and pilasters, aluminum sash display windows, recessed entries with aluminum frame doors and transoms</p> |                         |                       |              |                   |            |
| <b>Cultural data:</b>  |                         |                       |              |                   |            |
| <p>Constructed in 1919, the Jensen Building was first used as the A.M. Jensen Department Store. Albert M. Jensen served as president of the company. The building had a tearoom, the Jensen Tea Room, which operated from 1920 to 1933. The Bon Marche Department Store opened in the former Jensen's Department Store in 1951. The building (as of 2017) houses Macy's Department Store; Macy's parent</p>  |                         |                       |              |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

company purchased the Bon Marche company, a regional department store chain, in 1992.

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| <b>57-61 E Main St</b>  |                       | <b>Historic name:</b> | C. J. Breier Building | <b>Built:</b>     | 1926            |
| <b>Style:</b>   | Colonial Revival      | <b>Common name:</b>   | Bacon & Eggs Cafe     | <b>Architect:</b> | Harold Crawford |
| <b>Classification:</b>  | Historic Contributing |                       |                       | <b>Builder:</b>   |                 |
| <b>Description:</b>   |                       |                       |                       |                   |                 |
| <p>The building at 57-61 E Main Street was built in 1926 and represents the Colonial Revival style. Historically built for commercial use, the building continues that function. The building features an L-shaped plan. The single-story unreinforced masonry building has a flat roof with a parapet. Brick cladding is dominates on all visible facades, with some wood elements on the front facade. Some of the brick has been painted. The original plan is intact. The original cladding and windows have been slightly altered. The original storefronts have been slightly altered. A summary of the alterations, from city records, include: • 1963: remodel for Red Apple Café • 1966: Red Apple Café sign installed • 1970: minor work for Red Apple Café • 1973: major remodel for Red Apple Café • 2004: new storefront and tenant improvements, including signage for a restaurant tenant The character-defining features for this building include: • Brick facade, buff with red mortar, decorative header and soldier course banding • Pedimented parapet with decorative wood panel frieze • Windows, multi lite casement with fan light transom • Storefronts, transoms with textured prism glass, wood sash, wood bulkheads with recessed panels, and transom bar with applied moldings • Decorative anchors from former canopy above transoms</p> |                       |                       |                       |                   |                 |
| <b>Cultural data:</b>   |                       |                       |                       |                   |                 |
| <p>The majority of the C.J. Breier Building was constructed in 1926, but when C.J. Breier constructed his building he may have included a portion of another building. Architect Harold Crawford designed the building. Brier had the building constructed to house a new store, another store in his chain of stores which his father had founded in Lewiston, Idaho, in 1905. The store sold clothing, shoes, dry goods, and notions and was located in the 61 E Main storefront. Breier stayed in the building until 1937. Electric Supply moved into the building and stayed until 1953, followed by Herb Himes Hub electrical appliances in 1954. Occupants in the building's 57 E Main storefront included: Hendrick and Zaring Sport Shop (1931-1933); Burrows Adding Machine Company (1933); Percy Aldrich, DVM (1933); Russell's Candies (1935); Spec. Café (1946); and the Red Apple Restaurant (1948-1983). Occupants in the building's 59 E Main storefront included: Peggy's Beauty Shop (1939), Beauty Art (1948-1953), DeBunce Studio (1954-1962). This chronology of building occupants and history was pulled from resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020.</p>  |                       |                       |                       |                   |                 |

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| <b>101-103 E Main St</b>  |                       | <b>Historic name:</b> | Struther's Bldg. | <b>Built:</b>     | 1909, 1928   |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | J. C. Penney     | <b>Architect:</b> | Unknown      |
| <b>Classification:</b>  | Historic Contributing |                       |                  | <b>Builder:</b>   | J. A. McLean |
| <b>Description:</b>   |                       |                       |                  |                   |              |
| <p>This two-story commercial building is located at the north corner of E Main and N Colville Streets and faces southeast, overlooking Main Street. It has a rectangular footprint and a flat roof with parapet. It forms a partywall with the neighboring building at 109 E Main Street. The building is clad in pale tan brick and it has a built-up roof and concrete foundation. Additional materials include glass block in the transoms, stucco-finished panels in some locations, and solid panels under the windows along the front façade. The commercial building was constructed in 1909 and renovated in 1928. The building front consists of three bays, each consisting of three, one-over-one-light windows enframed within a panel with dentillated trim at the second level. At the first level, the storefront windows have anodized aluminum frames above a paneled bulkhead. They are covered with canvas awnings. The transom windows are glass block. The south side façade exhibits similar detailing, with the exception that paired, one-over-one-light windows are set within enframed openings. There are two storefronts at the ground level on this façade. The rear façade on the alley has arched window openings. Changes appear to include new anodized aluminum windows and possibly the bulkhead material. No additional changes were noted. The building retains integrity of location, design, setting, materials (for the most part), workmanship, feeling and association.</p> |                       |                       |                  |                   |              |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

**Cultural data:**  
 The Struthers Building was developed in 1909 by George Struthers and George Snell and valued at \$19,900 (permit records). J.A. McLean built the building. In the 1930s this building was occupied by the Empire Furniture Company. By 1949 it was a J.C. Penney and Co. store. Penney's was located there at least through 1970. Today the building is occupied by the Walla Walla Clothing Company.

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|--------------------------|---------------------------|---------------------|-----------------|---------------------------|
| <b>102-106 E Main St</b> | <b>Historic name:</b>     | Southerland Bldg.   | <b>Built:</b>   | 1913, 1938, 1949, 1970    |
| <b>Style:</b>            | Commercial                | <b>Common name:</b> | The Thief       | <b>Architect:</b> Unknown |
| <b>Classification:</b>   | Historic Non-contributing |                     | <b>Builder:</b> | Unknown                   |

**Description:**  
 Built ca 1913, the Sutherland Building, located at 102–106 E Main Street, comprises a complex of three buildings, including the main building, an addition, an attached building (separately addressed as 5 S Colville Street and documented separately; see Property no. 716795), and a parking lot. The main massing is a three-story brick commercial building with a nearly square plan. The façade is located on the northwest elevation facing E Main Street. The asymmetrical façade features five irregularly spaced, tiled pilasters that rise from a tiled bulkhead to the cornice. At the ground floor, the façade has non-historic storefront windows atop the bulkhead. The main entryway is located under a segmental arch and is flanked by parged pilasters that rise from the tiled bulkhead to the cornice. The entryway has a pair of modern glazed entry doors. An additional storefront entry door is located northeast of the main entry. Canvas awnings on metal frames shade the ground level storefronts. Above the awnings are two ribbons of contemporary transom windows with anodized aluminum sash. At the third level above the main entry doors is a balconette with a modern sliding glass door. The balconette is flanked by two windows on the southwest and three windows on the northeast. The windows have canvas awnings. A louvered vent is located between the windows on either side of the balconette. The doors and windows are contemporary anodized aluminum sash. Contemporary dentil-style moldings detail the building and cornice. A standing-seam metal-clad false-Mansard roof wraps the northwest and southwest elevations and an inset, diagonal block sits atop the west corner that houses a square clock face. The exterior walls are clad in stucco. A portion of ground level storefront windows, awning, and transoms wrap around to the southwest elevation along S Colville Street, terminating at a solid entry door and a full-height tiled pilaster. A secondary storefront is found at ground level in the southwest corner, which features a pair of glazed entry doors under an awning. One window pierces the elevation at the second level, while two windows are at the third level. These three aluminum-sash windows have awnings. The rear (southeast) elevation features painted brick masonry walls, with a metal fire escape that rises to solid doors at the second and third levels. A small window in non-historic fenestration is on the second level, and two windows and a filled-in window are found on the third level. One of the third level windows is an original wood-sash under a segmental brick arch. A number of bricked-in window openings are visible at the ground and second levels. An addition is connected at the building's southeast elevation; it is a one-story, concrete-block garage/storage building. The addition is rectangular in plan, aligned on a northeast–southwest axis, with its façade on the southwest elevation. The façade features two entry doors and a roll-up garage door. The southeast elevation also features a pair of metal roll-up garage doors. The addition has a low-pitched shed roof. Attached to the addition at its southwest elevation is a separate building with the address of 5 S Colville Street. The building is documented separately.

**Cultural data:**  
 The Sutherland Building was originally constructed in 1913 as a three-story brick commercial building. In 1938, the Sears, Roebuck, and Company purchased the building, dramatically remodeled it, and then remodeled it again around 1949; only the rear (southeast elevation) of the building is indicative of the original construction. The building addressed as 5 S Colville Street was constructed as a tire service building, separate from the Sutherland Building, sometime between 1929 and 1950 (Sanborn Fire Insurance Company 1950)(the 5 S Colville Street. building is documented separately. It appears the storefront windows and door were replaced ca 1965, and the parapet at the façade was altered, possibly when the building underwent a change of use to a restaurant. Based on the construction method, materials, and a review of historical maps and photographs, it appears the southeast garage addition was added sometime between 1950 and 1970. The construction of the garage addition infilled most of the space between the two buildings and connected the 5 S Colville Street building to the Sutherland Building. The building no longer retains integrity of design, materials, workmanship, or

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

feeling, due to numerous alterations, including changes to cladding, fenestration, windows, doors, and ornamental details, all of which have been lost. While the building retains integrity of location and setting, as it remains on its original parcel within the historic downtown, the building has lost integrity of association, as it no longer serves as a department store.

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| <b>109 E Main St</b>   |                       | <b>Historic name:</b> | Sears          | <b>Built:</b>     | 1928    |
| <b>Style:</b>  | American Renaissance  | <b>Common name:</b>   | Bruno's/Sweets | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Contributing |                       |                | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                       |                       |                |                   |         |
| <p>This two-story commercial building is located on the north side of E Main Street and looks south. The building has a rectangular footprint and shares a partywall with 103-105 E Main and 111 E Main Street. It has a flat roof and decorative, shaped parapet embellished with finials and a deep cornice with block modillions. A broad parged band that extends between the awning and the second story on the front façade is covered with a canvas awning. The building is clad in multi-colored, comb-finished brick in a running bond pattern. The rear and side facades are finished in stucco. The roof is built-up; foundation materials are unknown. The 1928 two-part commercial block displays elements of the American Renaissance style. The upper portion of the front façade has four large windows with one large focal light surrounded by seven smaller lights, separated by broad molded muntins. Between each window is a shaped pilaster topped by a small capital. The ground floor, which appears to have newer anodized aluminum window and door frames, contains an entry to the second level offices on the south end and two storefronts in the center and on the north end. Aside from changes to the storefronts and the transom, the building has good integrity. It retains integrity of location, design, setting, materials (for the most part), workmanship, feeling and association.</p> |                       |                       |                |                   |         |
| <b>Cultural data:</b>  |                       |                       |                |                   |         |
| <p>Prior to its redevelopment, this parcel was occupied by a 2<sup>nd</sup> hand store with a dwelling above and a junkyard in back, and a one-story saloon with an arbor in the back. The present building was constructed in 1928. In 1931-32, shortly after it was developed, the building housed Sears Roebuck &amp; Company. In 1935 it was vacant. By 1939 Gamble Stores Hardware occupied the building. In 1945 Western Auto Supply bought the building. The building is currently occupied by two businesses, Bruno's Va Piano and Sweets Shoppe.</p>  |                       |                       |                |                   |         |

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| <b>111 E Main St</b>  |                           | <b>Historic name:</b> | Unknown       | <b>Built:</b>     | 1930    |
| <b>Style:</b>   | Commercial                | <b>Common name:</b>   | Lost Clothing | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |               | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |               |                   |         |
| <p>This one-story commercial building is located north of E Main Street between 109 E Main and 113 E Main Street and faces south. It has a rectangular footprint and flat roof with a parapet. It forms a party wall with its neighborhood structures. Including a rear addition constructed sometime after 1950, it extends from property line to property line. The building façade at the upper level is finished in stucco, as is the rear façade. At the lower level is one storefront, with newer (post World War II) brick bulkheads and is covered by a flat metal awning. Windows and door frames are anodized aluminum. The entry has a double door with full-height glass that is slightly recessed in a squared opening. The building has a built-up roof; foundation materials are unknown. There are no character-defining features on the building façade. The building has poor integrity. It displays integrity of location, setting and association. It does not retain integrity of design, materials, workmanship or feeling.</p> |                           |                       |               |                   |         |
| <b>Cultural data:</b>   |                           |                       |               |                   |         |
| <p>Prior to its redevelopment in 1930, this parcel had a shop in front and a warehouse and several sheds in the back. In 1931, the date of the first reverse directory in Walla Walla, the building was the McKinney &amp; Rasmus grocers. It continued to be John F. McKinney grocery and meats until at least 1950. Today it is a clothing store called "Lost."</p>   |                           |                       |               |                   |         |

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| <b>113 E Main St</b>   |                       | <b>Historic name:</b> | Unknown | <b>Built:</b>     | 1930    |
| <b>Style:</b>          | Commercial            | <b>Common name:</b>   | Subway  | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Historic Contributing |                       |         | <b>Builder:</b>   | Unknown |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|                       |  |
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| <b>Description:</b>   | This one-story commercial building is located north of E Main Street and faces south. It forms a partywall with its neighboring structures at 111 E Main and 115 E Main. Sometime after 1950 an addition was constructed to extend the building to the back property line. The commercial building was constructed in 1930. It has a rectangular footprint and a flat roof with a parapet. The brick-clad building has a built-up roof; foundation materials are unknown. The upper level above the storefront may be original brick, whereas the brick bulkheads appear to date from the post-war era. The central single front door with full-height glass is topped by a small transom and flanked by single light storefront windows in anodized aluminum frames. The storefront is covered by a flat awning. There are few character-defining features on the small building. However, it appears to retain sufficient integrity to be contributing to the historic district. The building retains integrity of location, design (despite changes to the storefront), setting, moderate integrity of materials and workmanship, feeling, and association. |
| <b>Cultural data:</b> | The parcel at 113 E Main Street was vacant in 1905. According to Assessor data, a small one-story building was constructed on the site in 1930. In 1931, the date of the first reverse directory in Walla Walla, it was occupied by Grover's Market meats. In 1935 it was Cochran Electric Company. In 1939 it was Elliott Sorensen Tires and in 1949 it was The Lounge Beer Parlor. No further business history was found on the building. Today it serves as a Subway restaurant.  |

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|------------------------|--|---------------------|-----------------|---------------------------|
| <b>115 E Main St</b>   | <b>Historic name:</b>  | Auto Supplies       | <b>Built:</b>   | 1920                      |
| <b>Style:</b>          | Commercial   | <b>Common name:</b> | Tra Vigne       | <b>Architect:</b> Unknown |
| <b>Classification:</b> | Historic Contributing  |                     | <b>Builder:</b> | Unknown                   |
| <b>Description:</b>    | This is a one-story, three-bay, commercial building that has a one-part block form and is rectangular in plan. The building faces south, overlooking E Main Street, and forms a partywall with the structures at 113 E Main and 121 E Main Street. The roof is flat with a stepped parapet. The exterior is clad in a brick stretcher bond and the building's foundation is clad in square tile. The main entrance is recessed beneath a steeply pitched, wood-clad overhang (vertical board or T 1-11). The storefront windows are additionally covered with a canvas awning. The glazed entry door has a one-light transom and is flanked by one-light side lights. There are three, large, aluminum-frame retail windows on either side of the entry door. The windows closest to the door are angled to the recessed entrance. A brick header belt course is located above the wood awning and a brick stretcher belt course extends across the building's pediment. The stepped parapet is capped by a deep coping (material unknown) and a brick stretcher detail. The commercial building was constructed in 1920. It is likely that the storefront windows were replaced after World War II with aluminum. It is not known whether the original square transom windows still exist under the wood awning. The building generally has good integrity. It retains integrity of location, design and setting. Materials have been altered slightly. Workmanship is largely intact. The building retains its feeling and association |                     |                 |                           |
| <b>Cultural data:</b>  | In 1905 this site contained a two-bay building, of which one commercial space was labeled "Photos." In the rear was a two-story portion with lodgings and storage. The site was redeveloped in 1920, according to Assessor data. A photo from ca 1930 shows that the building housed W.C. Braden Auto Parts (Bennett, 1988:102). In 1931, he sold the business to Washington Machinery Company. The building continued to serve this business until at least 1950, where Sanborn maps show that it was an auto parts store. Today the building houses an antique store.  |                     |                 |                           |

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| <b>116 E Main St</b>   | <b>Historic name:</b>   | Sears<br>Roebuck<br>Warehouse | <b>Built:</b>           | 1992                      |
| <b>Style:</b>          | N/A   | <b>Common name:</b>           | Heritage<br>Square Park | <b>Architect:</b> Unknown |
| <b>Classification:</b> | Non-historic Non-contributing   |                               | <b>Builder:</b>         | Unknown                   |
| <b>Description:</b>    | Heritage Square Park borders on E Main Street. To the north and south are commercial buildings. To the rear is a parking lot that extends to S Spokane Street. The north wall of the park is covered with the stone skin of the 1902 former IOOF Hall, which was installed in 1995 and re-interpreted as a public art |                               |                         |                           |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

piece in 2010. The south wall has a painted mural of buildings in the city. A small pavilion is located within the park, and a curving path leads from the parking area to E Main Street. Signage interprets the "Windows on the Past" public art piece

**Cultural data:**

In 1905 the lot that became Heritage Square Park was occupied by McBride Company's Livery Feed & Boarding. By 1950 it was occupied by Sears Roebuck & Co. Warehouse. After that point it was a mini-mall and also housed Newberry's Department Store. The building was demolished in 1990. Today the site is a park that was built on the footprint of the earlier building. The land was purchased by the city in 1992 and the present structures on the 0.44-acre site were constructed in 2000. The park is in the process of being re-designed.

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| <b>121 E Main St</b>   |                           | <b>Historic name:</b> | C.A. Mott Bldg. #2 | <b>Built:</b>     | 1921    |
| <b>Style:</b>  | Commercial                | <b>Common name:</b>   | Pontarolo's        | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Non-contributing |                       |                    | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                           |                       |                    |                   |         |
| <p>This is a two-story commercial building that has a one-part block form and is rectangular in plan. The building faces south, overlooking E Main Street, and forms a partywall with the structures at 115 E Main and 123 E Main Street. Sometime after 1950 a concrete block addition was constructed on the building so that it extends from property line to property line. The roof is flat with a straight parapet on the front façade. The bulkheads are clad in brick veneer in a running bond pattern. The roof built up; foundation materials are unknown. The 1921 building is a one-part commercial block. The retail storefront at the ground level displays are central entry that is recessed with canted sidewalls. This is flanked by large, fixed, plate-glass windows in anodized aluminum frames. The single entry door is anodized aluminum with full-height glass. The storefront is enframed with brick-clad pilasters to each side. The awning over the windows and the upper portion of the front façade is finished in standing seam metal sheathing. The rear addition to the building is concrete block with horizontally oriented, multi-light industrial sash. An area at the ground level provides for covered parking below the second level, which extends to the back of the lot. The building displays only moderate integrity. The lower storefront appears to date from the post-war period, while the present appearance may date to the 1970s or later. The building retains integrity of location and setting. It does not retain integrity of design, materials, workmanship, and feeling. It retains integrity of association.</p> |                           |                       |                    |                   |         |
| <b>Cultural data:</b>  |                           |                       |                    |                   |         |
| <p>The building at 121 E Main Street was originally a small second-hand store with a junk yard in back and a small attachment for storing hides (1905). The present structure was constructed in 1921 as the C.A. Mott Building #2. In 1931, the date of the first reversable directory in Walla Walla, it housed the Walder Machine Works. In 1935 it was Nalder's Engine &amp; Machine Shop. In 1939 it housed Walla Walla Draper Company. It continued in drapery manufacturing until at least 1970. Today it houses Pantarolo's Office Products.</p>   |                           |                       |                    |                   |         |

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| <b>123 E Main St</b>  |                           | <b>Historic name:</b> | Bake House | <b>Built:</b>     | 1930    |
| <b>Style:</b>   | Commercial                | <b>Common name:</b>   | Dama Wines | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |            | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |            |                   |         |
| <p>This is a one-and-two-story commercial building that has a one-part block form and is mostly rectangular in plan. The building, which faces south overlooking Main Street, forms a partywall with 121 E Main and the small building at 127 E Main, but does not extend to the rear of the lot. The front of the building is two stories; two one-story rear additions to the building are evident. The roof is flat with a straight parapet on the front façade. The 1930 building was remodeled sometime after World War II and then again sometime after 2012. The front façade exhibits several brick patterns, from brick veneer to brick masonry for the party walls. A concrete beam extends across the frontage above transom windows. The recessed storefront exhibits anodized aluminum doors and windows. The previous storefront had an asymmetrical entry clad in faux stone veneer. Having had two major remodels, the building does not display good integrity. It has integrity of location and setting. Design, materials, workmanship, and feeling are not intact. Association is intact, for the fact that the building has always been in commercial use.</p> |                           |                       |            |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|   |  |
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| <b>Cultural data:</b>   |  |
| <p>In 1905 this site contained a cobbler shop and dwelling. According to Assessor records, the building that is presently on the site was constructed in 1930. In 1931, the date of the first reversable directory for Walla Walla, the building housed Bryant Transfer, as it did in 1935. In 1939 it was the Reliable Fur Shop. In 1949-50 it was the Dainty Maid Bakery; the 1950 Sanborn map shows that it is a bake house. In 1960 it housed Bohser-Fieldler and in 1970 it served Humes Office Systems. Today the building is occupied by Dama Wines. It was renovated sometime between 2012 and 2019, at which time the mid-century storefront was removed and the present storefront added.</p> |  |

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| <b>124 E Main St</b>   |                           | <b>Historic name:</b> | Dietrich         | <b>Built:</b>     | 1909             |
| <b>Style:</b>          | Commercial                | <b>Common name:</b>   | 124 Public House | <b>Architect:</b> | Bailey & Lambert |
| <b>Classification:</b> | Historic Non-contributing |                       |                  | <b>Builder:</b>   | Unknown          |

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| <b>Description:</b> | <p>The building at 124 E Main Street is a two-story commercial building with a rectangular plan and flat roof. It forms a partywall with 126-128 E Main to the north (northeast) and abuts Heritage Square to the south. The south façade is covered with the stone skin of the 1902 former IOOF Hall, which is interpreted as a public art piece. The building façade faces northwest, overlooking E Main Street. The brick masonry building has a built-up roof; foundation materials are unknown. The two-part commercial block was constructed in 1909, according to Assessor records. The building entry is recessed and centered within the front façade. The window and door assemblies are made up of anodized aluminum; the bulkhead is a modern brick veneer. An area above the windows, possibly an original transom, is covered with board and batten. At the second level are four regularly spaced, round-arched window openings that are currently enclosed. This portion of the façade is finished in stucco. Above is a raked cornice. As mentioned, the south façade is clad with the original façade of the Odd Fellows Hall. Its three-part ornate shaped parapet extends above the roofline of the building at 124 E Main. Toward the rear of this installation, the original masonry of the subject building is finished in board-formed concrete. The brick masonry of the building is visible on the rear façade, which faces a parking lot. A variety of doors and windows are located on this façade, within segmental-arched openings. Some of the windows have been replaced with two-part, vinyl-frame sliding sash. The north building façade is not visible. The building has poor integrity. Changes include the renovation of the front, south side, and rear facades. The building retains integrity of location. Setting has been altered by the removal of the building to the south. The design of the building has changed, as have the materials and workmanship. The feeling is no longer intact. The association remains, as this was historically a commercial space and still is.</p> |  |  |  |  |
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| <b>Cultural data:</b>   |  |  |  |  |  |
| <p>In 1905 this site was the McBride Company's Livery, Feed and Boarding. The present building was constructed on the site in 1909. The Malcolm McLean Grocery Company occupied 126-128 E Main but at one point this building at 124 E Main was part of that business. In 1931, the date of the first reversible directory in Walla Walla, the building served Dietrich Brothers groceries &amp; hardware. In 1935 it was a Safeway store. The building was vacant in 1939. In 1949-50 the two-story building was occupied by Rhodes Music Company, with the Star Laundry was behind it. In the 1960s it was Wades Clothing House up until at least 1970. Today the building houses the 124 Public House, a pub. The adjacent building to the south, which was a Sears Roebuck &amp; Co. warehouse in 1950, is no longer extant and is now Heritage Square, a park. On the south façade of the subject building is mounted the stone façade of the former IOOF Hall, the Odd Fellow's Temple, which was installed as a public art piece in 1995 and re-interpreted as a public art piece in 2010. (Malcolm McLean Grocery was at 126-128 E Main St)</p> |  |  |  |  |  |

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| <b>126-128 E Main St</b> |            | <b>Historic name:</b> | Harry Reynolds Bldg.; Malcolm McLean Grocery | <b>Built:</b>     | 1909, 1955 |
| <b>Style:</b>            | Commercial | <b>Common name:</b>   | Main Street Furniture Co.                    | <b>Architect:</b> | Unknown    |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

|                        |  |  |                 |         |
|------------------------|--|--|-----------------|---------|
| <b>Classification:</b> | Historic Non-contributing  |  | <b>Builder:</b> | Unknown |
| <b>Description:</b>    | <p>Built in 1909 and remodeled ca 1955, the Harry Reynolds Building fronts northwest at 126–128 E Main Street. The simple, single-story structure has a metal frame awning, central doorway, and unadorned parapet. The lower level exterior is clad in brick with plate glass windows; the parapet is covered in stucco. In addition to these features, the building has a rectangular plan aligned on a northwest–southeast axis with a flat roof with parapet. The building has brick masonry walls that are stuccoed on the façade and painted on the other elevations. The façade features two storefronts—delineated with differing paint schemes—with two recessed entries flanked by aluminum-sash storefront windows atop bulkheads. The entry doors are glazed aluminum sash. Above the windows is a full-width awning that wraps around the northeast corner. Above the awning is a flat cornice and metal capped parapet. The northeast elevation has storefront windows on a bulkhead that wrap from the façade, and four non-historic windows under segmental arches and a set of solid double doors under a non-historic transom with a segmental arch. The rear (southeast) elevation has (under segmental arches) two filled-in window openings and two non-historic windows. At this elevation is a staircase that accesses the basement.</p>  |  |                 |         |
| <b>Cultural data:</b>  | <p>Harry A. Reynolds, son of Walla Walla pioneer and banker Almos H. Reynolds, with his wife Bertha, hired the construction firm Bailey and Lambert to construct the building at 126–128 E Main Street in 1909. Harry was an early partner in a development firm with noted Walla Walla real estate developer and insurance salesman Max Baumeister, who was responsible for the Baumeister and Die Brucke buildings. Reynolds was also instrumental in the development of a number of other buildings downtown, including 124 E Main Street. Later, from 1921–1924, Reynolds was a Washington State Representative for the Thirteenth District. The building was constructed in 1909 and remodeled around 1960. The building is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, it does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a commercial one-part block type. The building retains integrity of location, setting, and association, as it remains on its original parcel within a commercial district in the downtown business core. The building no longer retains integrity of design, materials, feeling, and workmanship, due to alterations to the storefronts, including changes to cladding and fenestration, and loss of character-defining features, including windows, doors, and ornamental details.</p> |  |                 |         |

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| <b>127 E Main St</b>   | <b>Historic name:</b>  | Phillip 66 Gas Station | <b>Built:</b>   | 1950, 1976                |
| <b>Style:</b>          | Commercial   | <b>Common name:</b>    | Bontzu Cellars  | <b>Architect:</b> Unknown |
| <b>Classification:</b> | Non-historic Non-contributing  |                        | <b>Builder:</b> | Unknown                   |
| <b>Description:</b>    | <p>The building at 127 E Main Street is a small, one-story commercial building that has a rectangular footprint – but for an angled entry at the east corner – and a flat roof with a short parapet around the perimeter. The main entry faces east, while a new roll-up garage door faces East Main Street. The construction method is not known but is likely concrete, commensurate with its former use as a garage. Finishes are brick and stucco; the building has a built-up roof and concrete foundation. The former garage was constructed in 1950 and remodeled in 1976, according to Assessor records. The portions of the building facing E Main Street and N Spokane Street alternate fixed windows set within an arched frame. These are separated by panels of brick veneer. The rear of the building is painted or finished in stucco. Small outdoor eating patios are located on the E Main and N Spokane Street sides. The building has poor integrity. It retains integrity of location and setting. It lacks integrity of design; while the building retains its original form, the finishes have been changed. It does not retain integrity of materials, workmanship, feeling or association.</p> |                        |                 |                           |
| <b>Cultural data:</b>  | <p>In 1905 this building was part of a two-bay structure with a cast iron front belonging to John F. Stack that sold paints, wallpaper, windows, doors, and glass. It was addressed as 127-129 E Main Street. Stack developed the Belmont Apartments and moved his business to the ground floor of this building in 1909. It is not known when this building was demolished. In 1931, the date of the first reversible directory for Walla Walla, 127 E Main was occupied by Acme Real Estate. In 1935 it also included a restaurant. In 1939 it was occupied by Hall's Transfer. The 1950 Sanborn maps show that by that time</p>   |                        |                 |                           |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

the original building was gone, and a garage and gas station occupied the site (the same building that is there today). This was a Phillips 66 gas station in 1949-50. It continued in this use until at least 1970. Today it houses Bontzu Cellars, a wine tasting business.

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|---|-----------------------|-----------------------|------------------|-------------------|---------|
| <b>200 E Main St</b>  |                       | <b>Historic name:</b> | F E Gander Bldg. | <b>Built:</b>     | 1930    |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | Allegro Cyclery  | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |                  | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |                  |                   |         |
| <p>200 and 202 E Main Street are two one-story buildings with distinct addresses. 200 E Main Street was built in 1930, while 202 E Main Street was built ca 1922. Various resources refer to them collectively as the F. E. Gander Building or the MacMarr Grocery. The building at 202 E Main Street is documented separately. The building at 200 E Main Street is a board-formed reinforced concrete building with red brick veneer on the southwest elevation, and with a darker, raked brick veneer around the storefront windows at the southwest elevation and on the façade. The building has a rectangular plan that fronts to E Main Street and a flat, parapet roof with an angled concrete cap and metal flashing. The façade features wood-sash fixed storefront windows atop faux-brick-veneered bulkheads, and an inset doorway with a glazed wood-sash door. A ribbon of transom windows is above the storefront windows. A full-width round-arched awning shelters the façade and wraps around the northwest corner. The storefront windows also wrap around the northwest corner. The northwest elevation also features two paired, fixed wood-sash windows with transoms, an inset service entry under a ribbon of four transom windows. Also in the northwest elevation is a secondary storefront with the address of 11 S Spokane Street, with a slightly inset glazed entry door flanked by fixed wood-sash storefront windows under a ribbon of six transom windows. The rear (southeast) elevation has a board-formed concrete exterior wall, a steel-sash window, and a glazed metal entry door under a filled-in transom window. Three former window openings are infilled with concrete block.</p> |                       |                       |                  |                   |         |
| <b>Cultural data:</b>   |                       |                       |                  |                   |         |
| <p>The F. E. Gander Building/MacMarr Grocery building(s) are addressed as 200 and 202 E Main Street, and were built in 1930 and ca 1922, respectively. These two buildings are often referred to collectively as the F. E. Gander Building or the MacMarr Grocery. The building at 202 E Main Street is documented separately; see Property no. 716833. Fred E. Gander and his wife Lila were bicycle store owners in Walla Walla, who purchased the lot at 200 E Main Street and had the building constructed in 1930. Between 1931 and 1932, the MacMarr Grocery was the building's tenant. No additional information could be found about the MacMarr name. The building is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, it does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a commercial one-part block type. The building retains its integrity of location, setting, feeling, workmanship, and association, as it remains on its original parcel within the historic downtown. The installation of modern wood windows, doors, and storefronts has slightly diminished integrity of design and materials but appear compatible to the historic commercial one-part block type.</p>   |                       |                       |                  |                   |         |

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| <b>201 E Main St</b>  |                           | <b>Historic name:</b> | Fancy Dan's Restaurant | <b>Built:</b>     | 1969    |
| <b>Style:</b>   | Modern                    | <b>Common name:</b>   | Walla Walla Bread Co.  | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Non-contributing |                       |                        | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                           |                       |                        |                   |         |
| <p>This one-story commercial building has a rectangular footprint and a flat roof with a raised parapet and deep projecting eaves. It faces E Main Street but also has a frontage on N Spokane Street. A narrow alley separates this building from the new building to the northwest and the Dahlen Brothers Motor Company building (Sears today) to the northeast. The building appears to be concrete block with stone detailing toward the rear and a glazed frontage with anodized aluminum windows and doors. The deep eaves, which cover outdoor eating areas, and parapet are clad in sheet metal. The roof is built-up and the foundation is concrete. The Modern building was constructed in 1969. The building entry is located under the recessed portion of the building and sheltered by the eave overhang. The two single entry</p> |                           |                       |                        |                   |         |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

doors are located toward the northeast portion of the building and the outdoor eating area is toward the southwest portion of the front façade and continues around the corner to N Spokane Street. The building has moderate integrity. The location is intact. The setting has been altered. The design has been altered with the most recent renovation. New materials have been added, which affects the workmanship. The feeling has been altered. The association with the earlier restaurant is intact.

**Cultural data:**

In 1905 this site was the location of the Walla Walla Produce Company which was served by a separate spur track of the Washington & Columbia River Railroad, whose passenger depot was on the same block. This same business occupied the building up to 1939. In 1949-50 Fred Beckers Motors Service Station was on the corner and a long building behind it housed the Walla Walla Produce Company and cold storage. By this time, the 1917 Dahlen Brothers Auto Company was adjacent to the service station to the north. In 1960 the gas station was a Union Oil service station. According to Assessor records the present building was constructed in 1969. In 1970 it was Fancy Dan's Restaurant. In 1973 the building housed a Radio Shack. It was recently renovated again to have an entirely glazed frontage on E Main Street. Toward the rear of the building can be seen materials that may have been part of the 1969 restaurant, namely stacked concrete block and freestanding stone walls.

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| <b>202 E Main St</b>   |                       | <b>Historic name:</b> | F E Gander Bldg.    | <b>Built:</b>     | 1922    |
| <b>Style:</b>          | Commercial            | <b>Common name:</b>   | Morell Family Wines | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Historic Contributing |                       |                     | <b>Builder:</b>   | Unknown |

**Description:**

200 and 202 E Main Street are two one-story buildings with distinct addresses. 200 E Main Street was built in 1930, while 202 E Main Street was built ca 1922. Various resources refer to them collectively as the F. E. Gander Building or the MacMarr Grocery. The building at 200 E Main Street is documented separately. The building at 202 E Main Street is a board-formed reinforced concrete building with a variegated, raked brick veneer on the façade. The building has a rectangular plan that fronts to E Main. The façade features fixed wood-sash storefront windows atop faux-brick veneered bulkheads, and an inset doorway with a glazed wood-sash door under a ribbon of transom windows. The façade features a soldier course of cream glazed bricks above the transoms, inset parged horizontal bands with corner details flanking a central rectangular metal grate/vent, and a string course of soldier course brick at the cornice. A pair of engaged columns flank the storefront and have applied brick detailing. The rear (southeast) elevation has a board-formed concrete exterior wall and a glazed metal entry door. A large former bay opening and two former window openings are infilled with concrete block.

**Cultural data:**

The F. E. Gander Building/MacMarr Grocery building(s) were previously recommended eligible (as a single resource) as contributing to a potential historic district (Dowling 2008). As previously discussed, Dowling's evaluation did not provide a cohesive justification for contributing resources relative to significance under NRHP criteria; periods of significance; integrity; or location within a potential district boundary. Further, as the evaluation is over 10 years old, HRA reviewed the resource's eligibility in accordance with current DAHP guidelines. The buildings at 200 and 202 E Main Street and were built in 1930 and ca 1922, respectively. These two buildings are often referred to collectively as the F. E. Gander Building or the MacMarr Grocery. The building at 200 E Main Street is documented separately. Fred E. Gander and his wife Lila were bicycle store owners in Walla Walla, who purchased the lot at 200 E Main Street and had the building constructed in 1930. Between 1931 and 1932, the MacMarr Grocery was the building's tenant. No additional information could be found about the MacMarr name. The building at 202 E Main Street is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, it does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a commercial one-part block type. The building retains its integrity of location, setting, feeling, workmanship, and association, as it remains on its original parcel within the historic downtown. The installation of modern wood windows, doors, and storefronts has slightly diminished integrity of design and materials but appear compatible to the historic commercial one-part block type.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|  |                       |                       |                     |                   |                  |
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| <b>207-229 E Main St</b>   |                       | <b>Historic name:</b> | Dahlen Auto Company | <b>Built:</b>     | 1917             |
| <b>Style:</b>  | Streamline Moderne    | <b>Common name:</b>   | Sears               | <b>Architect:</b> | B. M. Huntington |
| <b>Classification:</b>   | Historic Contributing |                       |                     | <b>Builder:</b>   | Taylor & Wassell |
| <b>Description:</b>  |                       |                       |                     |                   |                  |
| <p>The one- and two-story Dahlen Motor Company building has an irregular footprint that is mostly wedge-shaped, determined by the original train tracks on the site. It has a flat roof with a parapet in some locations and a metal mansard-like treatment in less visible areas. The building is free-standing on the site, with a slight separation from 201 E Main to the west, likely determined by the original location of a spur track. The building is brick and concrete with a stucco finish. The roof is built-up and the foundation is concrete. There is some corrugated metal siding on the building and the transom windows are glass block, separated by fluted panels. A secondary entry area off the south (southwest) alley is clad in T 1-11, with a wood shingle-covered shed roof. The showroom area is fully glazed with faceted plates of glass. Window and door frames are aluminum. The 1917 building was remodeled in 1945 in the Streamline Moderne style.</p> <p>The main entrance to the Sears store, which occupies the two-story westernmost portion of the building, is addressed as 207 E Main, and is located in the southeast corner of the building. The portion of the building has three window bays aligned with the four transom windows in the upper portion. The fourth bay is actually the entrance to another retail space addressed as 221 E Main. From this entrance to the east end of the building is a curvilinear canopy with an aluminum fascia that carries the horizontal lines of the building. At the juncture of the two- and one-story portions of the building here is a curved fluted vertical element, which contrasts with the horizontal lines of other portions of the building. The one-story portion that continues east is mostly glazed, with a multi-light overhead garage door at about the center that allows for outdoor dining at the winery. The curved portion of the building that follows the railroad tracks on the north façade of the building is relatively plain, constructed of unfinished board-formed concrete. Here the windows on the two-story portion to the rear with vertically aligned windows of steel-frame, eight light industrial sash. An overhead garage door and two secondary entries are also located on this façade, with a walkway that crosses the railroad tracks. The rear of the building, which faces west, has an overhead garage door at the first level and another loading area at the second level. Here the flanking windows are enclosed on the first level and industrial sash at the second level. This treatment continues around to the south façade, where the windows are enclosed at the ground level and the upper level is clad in corrugated metal. The building has good integrity to its 1945 remodel. It retains integrity of location and design. The setting is somewhat altered, although the main railroad tracks are still present. The building retains integrity of materials, workmanship, feeling and association. Although it is no longer a car dealership, it is still a commercial building. This building is recommended as eligible for the NRHP as the best example of the Streamline Moderne style in Walla Walla.</p> |                       |                       |                     |                   |                  |
| <b>Cultural data:</b>  |                       |                       |                     |                   |                  |
| <p>The historic Dahlen Brothers Motor Company was constructed on the former site of the Washington &amp; Columbia River Railroad passenger depot. The main tracks, which are still present and bisect the block, and the spur track, which paralleled N Spokane Street, drove the siting of the building (the spur track is no longer there). The W&amp;CRR was absorbed by the Northern Pacific Railway in 1907. Harold Dahlen leased two lots on the block in 1917 to build their new dealership, which occupied what is now the two-story portion of the building. In 1945 Maughan Motor Company, Inc. took out a 25-year lease on what is now the one-story portion of the building to the east. Various businesses leased and operated primarily commercial businesses in the building over time. The initial 1917 permit was issued to Harold and Herbert Dahlen to build a garage for their Ford dealership. Maughan Motor Company took over the lease for the two-story building in 1933. This company purchased the building in 1946; at this time it was also seen as the Fred Becker Motor Company. Fred Becker was the manager of the Maughan Motor Company. The one-story portion of the building was issued in 1945 to construct the one-story portion of the building. It is assumed that the remodel of the earlier portion of the building took place at this time as well (Steve Wilen, Walla Walla 2020, February 14, 2020). In 1950 the building consisted of a garage and repair portion, an office and sales room, and a display room. Today the building houses a Sears, Trove (a home goods store), and Bledsoe Family Winery.</p>   |                       |                       |                     |                   |                  |

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|--------------------------|--|-----------------------|------------|---------------|------------|
| <b>208-210 E Main St</b> |  | <b>Historic name:</b> | Stone Cash | <b>Built:</b> | 1928, 1930 |
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Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|                        |  |                     |          |                   |         |
|------------------------|--|---------------------|----------|-------------------|---------|
|                        |  |                     | Store    |                   |         |
| <b>Style:</b>          | Commercial   | <b>Common name:</b> | Hot Poop | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Historic Non-contributing  |                     |          | <b>Builder:</b>   | Unknown |
| <b>Description:</b>    | <p>Built in 1927, the commercial building at 208–210 E Main Street is a one-story with a rectangular plan. It is constructed of board-formed concrete with a multi-tone, raked-brick veneer. The symmetrical façade has two bays defined by slightly projecting brick pilasters, each with a central header-course detail, which rise to the parapet. The pilasters sit atop raised painted concrete bases. The storefront windows are modern aluminum-sash atop low concrete bulkheads. The storefront that contains the entry door is angled and the door is aluminum-sash with a single-light transom. Above the storefront, the transoms are filled in with tightly ribbed metal sheets. The cornice is flat above a projecting belt course of rowlock bricks. The parapet steps and has a concrete cap. A round-arched sign proclaims the business name “Hot Poop,” and a record-shaped plaque on the façade proclaims Hot Poop is Washington’s oldest independent record store, established in 1973. The rear (southeast) elevation has eight filled-in openings; six are filled with painted plywood, one with ribbed metal sheet, and one with concrete block. The exterior wall exhibits a board-formed concrete finish. Electrical conduit and wires are mounted to the wall, and an air conditioning unit sits in a small opening.</p>  |                     |          |                   |         |
| <b>Cultural data:</b>  | <p>The building at 208–210 E Main Street was constructed in 1927 by John F. Hartley, owner of a livery stable formerly on the site, and leased to Stone’s Cash Stores (Drazan 2018; Meeker 2005). Stone’s Food Stores was a regional grocery store chain that had its beginnings in Walla Walla in the 1920s as Stone’s Cash Stores. In 1941, Stone’s moved out of the building. No other information about Hartley was uncovered. During the mid-twentieth century, the two original recessed entry storefronts were replaced with new aluminum-sash storefront windows on low bulkheads, flush with the plane of the façade, and later, the transom ribbons were filled with vertically ribbed metal siding. This vernacular commercial/retail building does not appear to be the work of a master and does not possess high artistic value; however, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the early part of the mid-twentieth century. Unfortunately, the building no longer conveys most aspects of integrity from its period of construction (1927). The building retains its integrity of location, setting, and association, as it remains on its original parcel within the historic downtown alongside a number of historic-period retail and commercial buildings, and continues to be used as a retail/commercial space. However, alterations to the building’s storefront, including the loss of the original character-defining features and materials, such as the recessed storefront display windows and doors, as well as the transoms ribbons, have diminished integrity of design, materials, feeling, and workmanship.</p> |                     |          |                   |         |

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| <b>212 E Main St</b>   |  | <b>Historic name:</b> | Cullen, Youdovitch, Pratt Buildings | <b>Built:</b>     | 1928, 1930 |
| <b>Style:</b>          | Commercial   | <b>Common name:</b>   | Worthfit                            | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Non-contributing  |                       |                                     | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>    | <p>Built ca 1930, the one-story Cullen-Youdovitch-Pratt commercial building at 212 E Main Street has a rectangular plan aligned on a northwest–southeast axis with the façade on the northwest elevation. The building has a flat roof with decorative, scalloped parapet and cornice trim. The foundation and exterior is [sic] clad in brick stretcher veneer. A projecting, cloth awning runs the length of the façade and provides cover for the building. The outer bays have large, fixed, retail windows. The central bay has a pair of glazed entry doors with large fixed, sidelights and an oversized, one-pane transom. The rug-textured brick veneer of the façade is painted. The building has flat pilasters and a belt course of rowlock-coursed brick decorating the cornice above the awning. The storefront windows have painted aluminum-sash and the bulkheads are sheathed in metal. The rear (southeast) elevation has a ribbon of four fixed aluminum-sash windows, a solid entry door, and is sheathed in ribbed metal panels from the concrete bulkhead to the roof. Electrical conduit and meters are mounted to the wall.</p> |                       |                                     |                   |            |
| <b>Cultural data:</b>  | <p>The Cullen-Youdovitch-Pratt Building was constructed ca 1930 and has housed a number of retail/commercial enterprises over the years, including most recently the Mandrakes II antique store and currently a gym. No historical background on the name of this building was identified in the 2008</p>  |                       |                                     |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

RLS. cursory research conducted for this survey revealed that William G. Cullen constructed the building at 113 E Main in 1909 for his agricultural implements store; M. Youdovitch built 111 E Main in 1919 and operated a second-hand store therein; and Dr. Wallace A. Pratt built a brick building on E Main in 1926. No information could be found to support the naming of the building at 212 E Main as the Cullen-Youdovitch-Pratt building. During the mid-twentieth century, the brick veneer was painted, transoms were infilled with plywood, and the storefront display windows were replaced with aluminum-sash windows. Later, new bronze-anodized aluminum-sash entry doors and vertically ribbed metal siding on the bulkheads were installed, and the window frames were painted dark brown. The building is a vernacular commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the early part of the mid-twentieth century. The building has lost most aspects of integrity from its period of construction (ca 1930). The building retains its integrity of location, setting, and association, as it remains on its original parcel within the historic downtown, alongside a number of historic-period retail and commercial buildings, and continues to be used as a retail/commercial space. However, alterations to the storefront and the loss of character-defining materials, such as the original storefront windows, doors, and transoms, and the installation of metal sheathing to the bulkheads, have diminished integrity of design, materials, feeling, and workmanship.

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| <b>214-226 E Main St</b> |                           | <b>Historic name:</b> | HH Hungate Bldg. | <b>Built:</b>     | 1905, 1950             |
| <b>Style:</b>            | Commercial                | <b>Common name:</b>   | HH Hungate Bldg. | <b>Architect:</b> | Henry Osterman         |
| <b>Classification:</b>   | Historic Non-contributing |                       |                  | <b>Builder:</b>   | Mangan Contracting Co. |
| <b>Description:</b>      |                           |                       |                  |                   |                        |

Built in 1905, the H. H. Hungate Building/Walla Walla Hotel at 214–216 E Main Street is a two-story, commercial red brick and stone masonry building with a rectangular plan comprising a nearly square two-story northwest massing and a one-story massing at the southeast end. The building is aligned on a northwest–southeast axis with the façade on the northwest elevation. A ghost sign on the southwest elevation proclaims the building’s original use as the Walla Walla Hotel with “hot and cold water.” The 2008 RLS recorded the features of the building’s façade only, noting: "This is a two-story, seven bay, attached commercial building with a rectangular plan. It houses three different store fronts on the first story of the main facade. The building has a flat roof with a parapet and is clad in a brick stretcher veneer. The foundation is poured concrete and building corners are clad in rusticated blocks. The first story has been heavily modified to contain three separate specialty shops. The northwest store has large, one-pane retail windows on either side of a recessed, central entrance. The recessed entrance is clad in vertical wood veneer. The main door is glazed. The adjacent bay is recessed, with a glazed, one-pane and one-panel wood door. The next store is in the center of the commercial building. It has large, one-pane, fixed, retail windows that flank a recessed, double-door entrance. The doors are glazed and have a large, fixed transom. The third and final store is in the southwest bay of the main facade. This store has a flush facade. The entrance door is glazed with wood trim. The entire store front is comprised of one-pane, fixed retail windows. A rusticated block pier separates this store from another, one-pane glazed door. This door appears to lead to another store, possibly one on the second story. The entire first story has a projecting cloth awning and three flush, rectangular pediments. The second story has varying fenestration. There are three, large, paired, semi-arched windows in the northwest, central, and southwest bays on the facade. The windows are vinyl, one-over-one, double-hung sash. The semi-arched top windows have diamond glazing and a projecting hood molding. The projecting hood is mirrored by decorative brick header molding with a concrete keystone. A brick stretcher belt course runs atop the keystone across the facade. In between the three large, paired, semi-arched windows are two sets of two smaller arched windows. Each window is single, vinyl, one-over-one, double-hung sash with a projecting hood molding. Each double-hung sash window has a fixed, semi-circular arch and diamond glazing pane above. Each small, arched window has a decorative brick motif atop each hood molding. Between the belt course and roof parapet are decorative brick ornamentation with three bands of brick stretchers. The cornice has wide dentils and molding. The center of the parapet has two, rusticated block piers with the name, H. H. Hungate, between each pier. The parapets at both the southwest and northeast elevations have brick

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

crenellation details as the parapets step down toward the rear of the building. The rear (southeast) elevation at the ground level is clad in ribbed metal sheets from atop a raised concrete bulkhead to the roof. Two inset entries with modern doors are located on the southeast face, and a round-arched awning printed with "The HUNGATE" shelters the southwest entryway. At the second level, the brick masonry finish is visible, as are six segmental-arched windows. Five are vinyl-sash, double-hung windows, and one is infilled with glass blocks. A flat-roofed, asphalt-shingle clad structure and a small shed-roofed structure with asphalt-shingle roofing, are visible atop the one-story massing.

**Cultural data:**

The H. H. Hungate Building was constructed in 1905 by the Honorable Harrison H. Hungate, who had arrived in Walla Walla from Illinois in 1873. He was a farmer and livestock owner, and in the early 1900s, he served a term as county representative to the State for the 12th District, and one term as county treasurer. In 1904, Hungate hired Henry Osterman, prominent local architect, to design the building, and Mangan Contracting Company to build it. Hungate was soon advertising that Thomas Corn, proprietor, would open the Walla Walla Hotel in the building, with rooms on the second floor and dining room and offices on the ground floor. In February 1905, the hotel opened and Hungate leased the last vacant portion of the ground floor to Earnest W. McGlaughlin's Standard Grocery. The hotel was leased by lodging vendors until 1977, when the final hotel business closed; the ground floor has remained occupied by various tenants. At some point during the mid-twentieth century, the original recessed entry storefronts were altered with new aluminum-sash storefront windows on low metal-panel-clad bulkheads, the transom windows were filled in with stuccoed siding, and arch top awnings were installed over the second-floor windows. The building is a vernacular hotel building that embodies the distinctive characteristics of a type, period, or method of construction, specifically that of a two-part commercial block type designed during the early twentieth century. The building was designed by Henry Osterman, a locally prominent architect, but does not possess high artistic value and was not Osterman's most important work. Further, the building has lost most aspects of integrity from its period of construction (1905). The building retains integrity of location and setting, as it remains on its original parcel within the historic downtown, alongside a number of historic-period retail and commercial buildings. However, alterations to the storefront and the loss of the original character-defining materials, such as the original windows, doors, and transoms, have diminished its integrity of design, materials, feeling, and workmanship. Further, the building no longer retains integrity of association due to the change in use from hotel to retail/commercial/offices space.

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|---|---------------------------|-----------------------|---------------------------------|-------------------|------------|
| <b>228 E Main St</b>  |                           | <b>Historic name:</b> | Midway Drugs                    | <b>Built:</b>     | 1916, 1930 |
| <b>Style:</b>   | Commercial                | <b>Common name:</b>   | Michael Warren Insurance Agency | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>  | Historic Non-contributing |                       |                                 | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>   |                           |                       |                                 |                   |            |
| <p>The building located at 228 E Main Street was constructed in 1916. It is a one-story, flat-roofed, brick one-part commercial block building with a rectangular plan, aligned on a northwest-southeast axis, with the façade on the northwest elevation. The 2008 RLS recorded the features of the building's façade only, noting: "This one-story commercial building has a raised, scoured concrete foundation and is clad in brick veneer. It consists of three bays; large, fixed retail windows flank the recessed entrance. The entrance has double, glazed doors surrounded by fixed windows. There is a projecting, cloth awning above the storefront. Above the awning there is a smooth pediment with centrally located signage. A brick stretcher course runs where the building material changes from smooth, stucco to brick stretcher. The cornice has dentils and an arched molding" [Dowling 2008:5]. In addition to these features, the building has modern aluminum-sash storefront windows atop metal-clad bulkheads flanking an aluminum-sash double-door with sidelights and transom. An awning shelters the storefront. The building has a flat cornice with a large sign indicating "Michael Warren Insurance Agency." Above the sign, several flat brick courses rise toward the parapet. Raked brick arches, pendant-drops, and dentils detail the parapet. The rear (southeast) elevation features a solid door and louvered vent in a ribbed metal sheet-clad wall atop a raised concrete bulkhead. Electrical conduit runs from service meters to the roof.</p> |                           |                       |                                 |                   |            |
| <b>Cultural data:</b>   |                           |                       |                                 |                   |            |
| Assessor records lists this building's date of construction as 1930; however, a building permit was granted to by R. C. McLeod in 1916 for construction of a brick building on this parcel. Between 1916  |                           |                       |                                 |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

and ca 1928, the building was leased to a variety of confectionaries. After the new Midway café and confectionery was built adjacent at 230 E Main in 1928 and an opening was made between the two buildings, and they became Midway Drugs. An advertisement in the Walla Walla Union Bulletin for the grand opening of the Midway café in September 1928 shows a photograph of the new building and the northeast corner of the much shorter building at 228 E Main. At some point after 1928, an addition was made to the rear elevation and alterations were made to the façade to mimic the details of the Midway next door, including the addition of raked-brick courses atop the parapet, raked brick arches, pendant-drops, and dentils. In the mid-twentieth century, aluminum-sash storefront windows on low bulkheads were installed, transom windows were covered over and stuccoed, and ribbed metal panels were affixed to the bulkheads. The building is a vernacular commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the first decades of the twentieth century. The building retains some aspects of integrity from its period of construction (1916), specifically integrity of location, setting, and association, as it remains on its original parcel within the historic downtown alongside a number of historic-period retail and commercial buildings and continues to be used as a retail/commercial space. However, alterations to the storefront and the loss of the original character-defining materials, such as the windows, doors, and transoms, have diminished integrity of design, materials, feeling, and workmanship.

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|------------------------|---|-----------------------|-----------------|-------------------|-------------------|
| <b>230 E Main St</b>   |   | <b>Historic name:</b> | The Midway      | <b>Built:</b>     | 1904, 1928        |
| <b>Style:</b>          | Commercial  | <b>Common name:</b>   | The Midway Cafe | <b>Architect:</b> | Victor E. Siebert |
| <b>Classification:</b> | Historic Non-Contributing   |                       |                 | <b>Builder:</b>   | Unknown           |
| <b>Description:</b>    | <p>Built in 1928, The Midway is a two-story raked-brick veneered commercial building located at 230 E Main Street, on the south corner of the intersection of E Main Street and S Palouse Street. The building has a trapezoidal plan with a rounded north corner, a flat roof with parapet, and an elaborated cornice with arches, pendant-drops, and dentils. The façade is in the rounded north corner and features a modern entry door with paneled sidelights. The northwest elevation fronting E Main Street has seven windows atop a metal-clad bulkhead. A tall rounded canvas awning shelters the northwest elevation and wraps around to shade a portion of the northeast elevation. The building's transoms above the awning are filled in and parged. Two small right-angle-trapezoid-shaped windows are deeply set in the cornice, above the filled-in transom. The northeast elevation features two bays of modern roll-up garage-style windows, while the third bay holds a window and a secondary entry door that services the outdoor dining on the sidewalk on S Palouse Street. At the southeast end of the northeast elevation, the brick veneer wall is pierced by two windows at the ground floor and five windows at the second level. Four windows at ground level have been bricked in. All the windows are modern replacements. A small right-angle-trapezoid-shaped window is deeply set in the cornice. At the ground floor, the southeast elevation has an inset doorway slightly below grade, with a glazed metal door and sidelights, sheltered under the second story that is supported on a square metal pole. The second story has a 25-light glass block window. This elevation features a board formed concrete finish.</p> |                       |                 |                   |                   |
| <b>Cultural data:</b>  | <p>The Midway was previously dated to 1904, however, an article and a later advertisement in the local paper discuss the demolition of the old Midway, and describe the "new" Midway building, designed by architect Victor E. Siebert. The building was completed in the fall of 1928. James D. Garred and Norbert B. Krause, owners of the Midway fountain and Tallman Drug Store, and property owner, Mrs. E. C. Mills, hired Walla Walla native Siebert (1884–1963) to design the new building. Siebert worked for and, in 1912, partnered with locally renowned architect Henry Osterman. After Osterman retired and moved to Seattle in 1927, Siebert continued to work in Walla Walla and, in the 1940s–1950s, continued his practice in Long Beach, California. At some point during the mid-twentieth century, the façade of The Midway was altered with changes to fenestration, including the installation of modern bronze anodized-aluminum sash windows and doors, and the filling-in of character defining architectural details such as transoms and original windows at the ground floor. The building is a vernacular commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the early</p>  |                       |                 |                   |                   |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

part of the mid-twentieth century. The building is the work of an accomplished and prolific architect, Victor E. Siebert, but unfortunately has lost most aspects of integrity from its period of construction (1928). The building retains integrity of location, setting, and association, as it remains on its original parcel within the historic downtown alongside a number of historic-period retail and commercial buildings, and continues to be used as a retail/commercial space. However, alterations to fenestration and the storefront and the loss of the original character-defining materials, such as the storefront windows and doors, and transoms, have diminished integrity of design, materials, feeling, and workmanship.

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|--|-----------------------|-----------------------|------------------------|-------------------|------------------|
| <b>2 W Main St</b>   |                       | <b>Historic name:</b> | Third National Bank    | <b>Built:</b>     | 1885, 1920, 1960 |
| <b>Style:</b>  | Beaux Arts            | <b>Common name:</b>   | Paul Richardson Agency | <b>Architect:</b> | Henry Osterman   |
| <b>Classification:</b>   | Historic Contributing |                       |                        | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>  |                       |                       |                        |                   |                  |
| <p>The building at 2 West Main Street, Walla Walla, is in Walla Walla County. Built in 1885, the building represents the Beaux Arts style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. White terra cotta cladding dominates the main (south, east) facades. The terra cotta exhibits a range of shapes and textures, from faux ashlar blocks to ornamental panels, urns, keystones, pilasters, and swags. The building's main facades display a high degree of Beaux Arts and Neoclassical decoration, notably at the window openings, the frieze, and the balustrade. The secondary (north) facade is plain, showing no ornament. The brick structure has been painted but is visible along the secondary (north) facade. Scored plaster, meant to imitate ashlar stone, is a recent alteration along the main facades at the first floor. The marquee is non-historic. Along the alley, multi-lite windows feature storm shutters. All windows on the main facades have been replaced with aluminum framed types. The original plan is intact. The original cladding and windows have been moderately altered. The original storefronts, including doors, windows, and bulkheads, have been extensively altered. No alterations were found in city records. However, from historical research, the following alterations are known: • 1919, Third National Bank purchased building and remodeled it, adding terra cotta ornamentation • Undated, replacement of original windows on main facades with aluminum frame, single lite The character-defining features for this building include: • Overall form and massing • Terra cotta cladding, flat panels at facade, decorative window surrounds and spandrels, parapet balustrade, projecting cornice and dentils • Multi lite, wood sash windows at alley with metal shutters</p> |                       |                       |                        |                   |                  |
| <b>Cultural data:</b>  |                       |                       |                        |                   |                  |
| <p>Built in 1885, the Third National Bank building at 2nd and Main was initially quite modest in design. In 1912, the Bank, formed in 1908, moved into the building. In 1919, the bank purchased the building and remodeled it, adding the terra cotta ornamentation present on the building in 2017. By 1931, Alfred E. Fitzgerald, jeweler, moved into the building. By 1941, Mitchell's Bar-B-Q, a restaurant and card room was listed at the address. Between 1951 and at least 1957, the Corner Café occupied the building. This chronology of building occupants and history was drawn from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020.</p>   |                       |                       |                        |                   |                  |

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| <b>4 W Main St</b>   |                       | <b>Historic name:</b> | Tallman's | <b>Built:</b>     | 1909, 1950, 1984 |
| <b>Style:</b>  | International         | <b>Common name:</b>   | Tallman's | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>   | Historic Contributing |                       |           | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>  |                       |                       |           |                   |                  |
| <p>The building at 4 West Main Street was constructed in 1909. The original style has been obscured by alterations, particularly remodels in the 1950s. The front facade now reflects a Modern – International aesthetic. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is visible under added paint layers on the rear facade. Stucco and veneer brick clads the front facade. The original plan is intact. The original windows have been slightly altered. The</p> |                       |                       |           |                   |                  |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

original cladding has been moderately altered. The original storefronts have been extensively altered. A summary of the alterations, from city records, include: • 1984: interior wall construction and brick facing and integrated the building at 6 W Main into this building. New south storefront for Tallman's with new solar bronze glass display windows, Sanspray aggregate facing panels, MM systems corporation facing panels with baked on color finish over transom windows, new brick bulkheads, new anodized aluminum canopy and hangar rods, and Tallman's signage over transoms. • 1972: remodel • 1963: roofing repairs • 1958: remodel for Jacqueline's, design by Thomas Williams, architect of Walla Walla. Remodeled storefront, installing new 4" brick veneer, new signage, and entry door, and remodeled the interior of the space. • 1953: signage • 1952: remodel; existing facade likely stems from 1952-53 remodel, but no direct confirmation, permits were not descriptive. The character-defining features for this building include: • Windows, four over four, wood sash on rear facade with segmental arched headers with stone sills • Brick rear facade • 1950s remodel: stucco cladding, horizontal banding around window, multiple lite steel sash windows, casement with a four lite transom • Overall form and massing

**Cultural data:**  
Constructed in 1909, the primary tenant of The Tallman's Building since its construction has been Tallman's, a drug store and camera shop. Tallman's remains in the building as of 2017. The building has been extensively modified over the years. Its primary elevation, fronting Main, was originally brick with rusticated pilasters, multi-lite storefront transom, a metal canopy, and one-over-one upper floor windows. It appears, the building had a facade revitalization in the 1950s, transforming the primary elevation into a modern, International-style storefront. The building underwent further remodeling in the 1970s and 1980s, which retained the upper half of the front facade but completely replaced and modernized the storefronts.

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|---|---------------------------|-----------------------|--------------------|-------------------|------------------|
| <b>7 W Main St</b>  |                           | <b>Historic name:</b> | F.W. Woolworth Co. | <b>Built:</b>     | 1914, 1950, 1993 |
| <b>Style:</b>   | Neoclassical              | <b>Common name:</b>   | Baker Boyer Bank   | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>  | Historic Non-contributing |                       |                    | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>   |                           |                       |                    |                   |                  |
| The building at 7 W Main Street was constructed in 1914. It was remodeled before 1950 with a midcentury facade, and again in ca 1993. The original style is not discernible, nor the midcentury Modern changes. It currently exhibits elements of the Neoclassical style, including a central pediment, raked cornice with dentil course, regularly space pilasters, and a formal entry. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The single-story building has a flat roof with a parapet. Stucco veneer cladding is present on all facades. The original plan is intact. The original interior, cladding, and windows have been extensively altered. There are no extant character-defining features for this building. |                           |                       |                    |                   |                  |
| <b>Cultural data:</b>   |                           |                       |                    |                   |                  |
| The F.W. Woolworth Co. Building, constructed in 1914, was the earliest known tenant for the building was the F.W. Woolworth Co. Department Store, a 5-10 and 15 cent store. The building originally had a simple brick facade. Woolworth's moved to 109 E Main in 1955. Eventually Baker Boyer Bank took over the building and remodeled the structure to match the adjacent bank.  |                           |                       |                    |                   |                  |

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|---|-----------------------|-----------------------|-------------------|-------------------|------------|
| <b>8-16 W Main St</b>   |                       | <b>Historic name:</b> | Dooley Bldg.      | <b>Built:</b>     | 1892, 2003 |
| <b>Style:</b>   | Commercial            | <b>Common name:</b>   | The Zaring Agency | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>  | Historic Contributing |                       |                   | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>   |                       |                       |                   |                   |            |
| The building at 8-16 W Main Street was constructed in ca 1892 and represents the Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as cladding on the rear facade. The front facade features finish brick above the storefronts. Historic multi-light, wood-frame, hung sash windows are partially extant on the rear facade. Windows on the front facade and some of the rear windows have been replaced. The original plan is intact. The original cladding has been slightly altered. The original windows have been moderately altered. The original storefronts have been extensively altered. A summary of the alterations, from city |                       |                       |                   |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

records, include: • 2003: fire suppression system installed, demolition of portions of building front facade and storefront construction, and work on upper story windows; new storefronts and tenant improvements at the 14 and 16 W Main storefronts • 1984: work on brick exterior and recessed entry • 1969: remodel for Zaring Agency • 1962: minor work for Anabel Varga, owner • 1958: minor work for Anabel Varga, owner • 1957: minor work for Anabel Varga, owner • 1956: remodel for Anabel Varga, owner The character-defining features for this building include: • Overall form and massing • Brick, buff color, corbel band below windows, recessed panels around windows • Cast iron pilasters between storefronts, with decorative detailing • Sheet metal cornice • Windows, four over four, wood sash with segmental headers on the rear facade

**Cultural data:**

The building at 8-16 W Main Street was constructed ca 1892 by John Cooley. It appears on Sanborn Fire Insurance maps by 1894. The earliest known tenants are Wilson's Drug Store, with proprietor Fred Wilson, and J.F. Smails' saloon in the 1909-10 city directory. Pete G. Pakos shoeshine and Mrs. Laura A Shannon, milliner, was at the address in 1931, followed by Walla Walla Hat Shop & Shine Parlor in 1941. Northern Cities Gas Co. was in the building between 1941 and 1951. Mode O'Day women's clothing store was listed in the building by at least 1951 through at least 1961. The 1967 directory has some address confusion, so the Mode O'Day store appears to have still been in the building, possibly with the Zaring Agency, Inc. The Zaring Agency had a remodel done for their offices in 1969, so they occupied space in the building by ca 1970. This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available for 1931 and later.

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|---|-------------------------------|-----------------------|----------------|-------------------|---------|
| <b>15 W Main St</b>   |                               | <b>Historic name:</b> | NA             | <b>Built:</b>     | 1995    |
| <b>Style:</b>   | Commercial                    | <b>Common name:</b>   | Parking garage | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Non-historic Non-contributing |                       |                | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                               |                       |                |                   |         |
| The building at 15 West Main Street was constructed in 1995 and has elements of the Colonial Revival style. Built as a parking garage and additional space for a bank, this building is not historic. The rectangular plan and poured, reinforced concrete structural system supports a flat roof and parapet. The two-story building has veneer brick, stucco, and stone cladding. The original plan, windows and cladding are intact. There are no character-defining features for this building. |                               |                       |                |                   |         |
| <b>Cultural data:</b>   |                               |                       |                |                   |         |
| Built in 1995, this building has no historic significance and is not eligible for listing on any historic registers .   |                               |                       |                |                   |         |

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| <b>17 W Main St</b>  |                           | <b>Historic name:</b> | Wade's Clothing House | <b>Built:</b>     | 1914    |
| <b>Style:</b>  | Modern Commercial         | <b>Common name:</b>   | Unknown               | <b>Architect:</b> | Unknown |
| <b>Classification:</b>   | Historic Non-contributing |                       |                       | <b>Builder:</b>   | Unknown |
| <b>Description:</b>  |                           |                       |                       |                   |         |
| The building at 17 W Main Street was constructed in 1914. The building represents an altered, Modern - Commercial style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as cladding on the side and rear facades. The front facade exhibits contemporary veneer brick and stucco cladding. Window openings at the rear have been bricked in; windows on the front facade, upper story have been covered by the veneer cladding. The original plan is intact. The original cladding has been moderately altered, with most changes on the front facade. The original windows and storefront have been extensively altered. A summary of the alterations, from city records, include: • Undated: remodel of front facade, removal of rear windows. The character-defining features for this building include: • Form and massing • Brick rear facade with segmental arched brick headers at former openings |                           |                       |                       |                   |         |
| <b>Cultural data:</b>  |                           |                       |                       |                   |         |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

The building at 17 W Main Street was constructed in 1914. The first known occupant of this building is not until 1941, specifically Wade's Clothing House. Wade's, a long-time downtown Walla Walla store that had numerous locations over the years, continued at this address until at least 1951. The Dean-McLean Abstract Co. was listed at the building in 1961. Pioneer National Title Insurance was listed at the building in 1967. This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available for 1931 and later.

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| <b>19 W Main St</b>  |                       | <b>Historic name:</b> | HE Holmes Bldg.  | <b>Built:</b>     | 1887, 1891, 1956, 1998 |
| <b>Style:</b>  | Italianate            | <b>Common name:</b>   | Erik Kimball CPA | <b>Architect:</b> | Unknown                |
| <b>Classification:</b>   | Historic contributing |                       |                  | <b>Builder:</b>   | Unknown                |
| <b>Description:</b>  |                       |                       |                  |                   |                        |
| <p>The building at 19 W Main Street was constructed in 1887*; the building represents the Italianate style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a varied roof line, including a gable as well as a flat roof with a parapet. The brick structure is exposed as cladding on the rear facade, along the alley. Stucco clads the front facade. Contemporary, corrugated metal clads a portion of the rear facade, at the second story. The storefront has been recently redone. The original plan and cladding have been slightly altered. The original windows are intact. The original storefront has been extensively altered. A summary of the alterations, from city records, include: • 1998: repair and clean building exterior and new storefront • 1976: remodel work • 1956: remodel work *An incorrect date of construction for 1891 was pre-existing in this database; 1887 is the correct DOC. The character-defining features for this building include: • Stucco cladding • Form and massing • Windows, one over one with arched upper sash, molded trim at openings, and masonry sill • Stone, decorative cut sections above windows • Cornice, brackets and wood panels</p> |                       |                       |                  |                   |                        |
| <b>Cultural data:</b>  |                       |                       |                  |                   |                        |
| <p>The H.E. Holmes/Green &amp; Jackson Drugs Building was constructed in 1887. It originally housed the Stewart &amp; Holmes Drug Co. until at least 1889. By 1900, Green &amp; Jackson Drug Co. was in the building. Green &amp; Jackson remained in the building until at least 1967. Miller Studio, photographers, had offices upstairs between at least 1951 and 1967. This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available for 1931 and later.</p>  |                       |                       |                  |                   |                        |

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|---|-----------------------------|-----------------------|----------------|-------------------|------------------|
| <b>21 W Main St</b>   |                             | <b>Historic name:</b> | Brechtel Bldg. | <b>Built:</b>     | 1869, 1958, 1966 |
| <b>Style:</b>   | Italian Renaissance Revival | <b>Common name:</b>   | Brechtel Bldg. | <b>Architect:</b> | Unknown          |
| <b>Classification:</b>  | Historic Contributing       |                       |                | <b>Builder:</b>   | Unknown          |
| <b>Description:</b>   |                             |                       |                |                   |                  |
| <p>The building at 21 W Main Street was constructed in 1869. The building represents the Italian Renaissance Revival style applied to a commercial form. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as cladding on the side and rear facades. The front facade exhibits painted brick along with stone elements. A light well, centered on the second floor, is visible from the east side. Wood-frame, one-over-one sash windows are present on the front facade at the second floor; most rear windows have been boarded over but openings are intact. The storefront has been redone. At the storefront level, the stone cladding has been parged over. The original plan is intact. The original cladding has been slightly altered. The original windows have been moderately altered. The original storefront has been extensively altered. A summary of the alterations, from city records, include: • Post-1966: storefront renovation • 1966: remodel for Sheps Smoke Shop • 1958: remodel for Sheps Smoke Shop • 1955: minor work The character-defining features for this building include: • Form and massing • Brick corbeling (below</p> |                             |                       |                |                   |                  |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

windows, at upper pilasters, and parapet) and flatwork with tight joints • Stone cut and carved around window and doorway openings, and at pilasters flanking storefront • Windows, one over one with round arched transoms, wood frames, brick moldings and stone sills • Brick side and rear facades • Light well along east (side) facade

**Cultural data:**

The Brechtel Building was constructed in 1869 and is the oldest extant building in downtown Walla Walla. Oswald Brechtel operated a bakery in a different building on the site beginning in 1862, called the Walla Walla Bakery. He moved his business into this new building upon its construction and added a confectionary to his business, serving soda and sarsaparilla. The Brechtel bakery, eventually run by Oswald's son, Fred, continued to operate in the building until ca 1900. The City Bakery and Grocery Company operated in the building in 1902 but left by 1904. By 1915, William R. McDermott operated a barber shop in the building. Shepherd's Smoke Shop opened in the building in 1921 and stayed there until 1939. Shepherd's Smoke Shop became Shep's Smoke Shop in 1939 and continued in the building until it closed in 1966. This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Sanborn Fire Insurance Maps, Joe Drazan's "Bygone Walla Walla," and Walla Walla 2020. Reverse directories were only available for 1931 and later.

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|------------------------|---------------------------|--------------------------|-----------------|---------------------------|
| <b>22 W Main St</b>    | <b>Historic name:</b>     | O'Donnell Hardware Bldg. | <b>Built:</b>   | 1875, 1876, 1965, 1997    |
| <b>Style:</b>          | Commercial                | <b>Common name:</b>      | Valley Vision   | <b>Architect:</b> Unknown |
| <b>Classification:</b> | Historic Non-contributing |                          | <b>Builder:</b> | Unknown                   |
| <b>Description:</b>    |                           |                          |                 |                           |

The building at 22 W Main Street was constructed in 1875 with an addition (second story) in 1876. The building represents the Commercial style but has been highly altered. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as cladding on the upper story, rear facade. The rest of the exterior is clad with stucco. Multi-lite, hung sash, wood framed windows are extant on the rear facade; some retain metal shutters. Windows on the front facade have all been replaced. The original plan is intact. The original windows have been moderately altered. The original storefronts and cladding have been extensively altered. A summary of the alterations, from city records, include: • 1997: exterior remodel including new entrance, new stucco and moldings, window replacement and alterations, and new canopy; including demolition of upper facade of building, the project had initially proposed restoration of the upper facade • 1965: remodel • 1963, 1961, 1960, 1959, 1952: minor work • 1962: minor roofing work • Undated: new sun screen installed across facade of the Valley Vision portion of the building to match the existing sun screen on the Buley Building. New insulated glass, tinted and new slim brick cladding at the storefront of the building to match the adjacent Buley Building. This screen work covered the original brick facade and windows. On the rear facade, former doorways bricked in. The character-defining features for this building include: • Windows, four over four, wood sash with segmental headers on the rear facade • Brick rear facade

**Cultural data:**

The O'Donnell, W., Hardware Building was constructed in 1875 for William O'Donnell's Hardware Store as a one-story building; a second story was added in 1876 due to the success of the business. The O'Donnell Hardware Store continued to operate at this address until 1901. The Drumheller Co., a hardware store, was in the building between 1902 and 1904. The Schawbacher Co., followed by its successor Gardner & Co., was in the building between 1907 and 1913 before moving next door. The Savoy Café, managed by J.F. Tighe, was in the building in 1915. The Savoy Café changed its name to Tighe & Wann and stayed in the building until 1918. By 1920, insurance companies with various names but operated by George R. Malcom were in the building. Malcom's insurance businesses were in the building until at least 1958. Other businesses in the building in the 1930s and 1940s were Moremen's Barber & Beauty Salon (1931-1937); John F. Casper (1931-1932); Bill's Shop, barber, and beauty shop (1939-1946). In 1948, Byron Friedman, optometrist, moved into the building. Friedman stayed in the building until 1985, joined by Richard C. Winnett in 1957. This storefront has the address of 22 W Main Street. Other addresses associated with this building include 18 and 20 W Main Street. A long-term tenant of 18 W Main was Charles E. Nye, harness and saddles, between 1893 and 1926. Clark's Book

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Store was in the building between 1939 and 1976seil along with Cox Printing Co. (1939-1969). This chronology of building occupants and history was pulled from the Polk City Directories of 1883, 1902, 1920, 1931, 1941, 1951, 1961, and 1967 and resources like Joe Drazan's "Bygone Walla Walla" and Walla Walla 2020. Reverse directories were only available for 1931 and later.

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|---|-----------------------|-----------------------|----------------------|-------------------|---|
| <b>25-27 W Main St</b>  |                       | <b>Historic name:</b> | Max Baumeister Bldg. | <b>Built:</b>     | 1889, 1961, 1976, 1998                          |
| <b>Style:</b>   | Italianate            | <b>Common name:</b>   | Max Baumeister Bldg. | <b>Architect:</b> | Mesker Bros; George W. Babcock, Mesker Brothers |
| <b>Classification:</b>  | Historic Contributing |                       |                      | <b>Builder:</b>   | Unknown   |
| <b>Description:</b>   |                       |                       |                      |                   |   |
| <p>The building at 25-27 W Main Street was constructed in 1889. The building represents the Late Victorian – Italianate style applied to a commercial form. Historically built for commercial use, the building continues that function. The building features a primarily rectangular plan, with a small rear addition. The two-story unreinforced masonry building has a flat roof with a parapet. The brick structure is exposed as cladding on the side and rear facades. The front facade has a higher level of finish, including cast iron columns and decorative metal cladding. Tall, wood framed, one-over-one sash windows are present on the front and rear facades. The storefronts have been redone but try to maintain the style and character of the original. The original plan has been slightly altered. The original cladding and windows are intact. The original storefronts have been extensively altered. A summary of the alterations, from city records, include: • 1998: remodel building entry and first floor exterior, trim brick wall along west side of building, install railing on second story; interior remodel work including new columns at the storefronts, and new recessed entries and storefronts. Utilized pressed metal for frieze and trim at storefronts. Retained and reinstalled original metal face at columns. New transoms. • 1997: building occupied by Soper's Leather Goods with business signage above storefront and mid-century aluminum sash storefronts and related bulkheads • 1976: remodel for Soper's Leather Goods • 1961: remodel for Soper's Leather Goods, including a new storefront that converted the two smaller recessed storefronts into a single large storefront with a center post at the middle of the recessed entry and asbestos shingles over the transoms. • 1959: minor work for Mrs. F. B. Thompson • For additional physical information, please see the National Register of Historic Places nomination. The character-defining features for this building include: • Form and massing • Prominent projecting cornice • Oriel windows at second story with decorative trim • Cast iron pilasters between the storefronts with decorative detailing • Alaska Tokeen marble at front facade's access to the upper floor; recessed open stairway and 1 panel doors with upper textured glass lite at the top of the stairs • Exterior light fixtures in the recessed entry soffits • Brick side and rear facades • Recessed light well on the side facade • Wood sash, one over one windows on the front and rear facades.</p> |                       |                       |                      |                   |   |
| <b>Cultural data:</b>   |                       |                       |                      |                   |   |
| <p>The Max Baumeister Building was listed in the National Register in 2000. It continues to convey its significance and retain integrity. Constructed in 1889, the Max Baumeister Building replaced a previous Baumeister Building on the site which was destroyed by fire. George Babcock designed the first building, constructed in 1869; that building burned in 1887. The Baumeisters only stayed in the building until the early 1900s, when Max Baumeister constructed a new building (the Die Brucke Building) in 1903. A number of businesses were housed in the building over the years including: Meyer &amp; Keeney, locksmiths (1900-1901), E.G. Stanley's music store (1909-1910), Fontaine Davison, taxidermist (1909-1910), and Soper's Leather Goods during the 1960s. For more information on the history of this building, please refer to the National Register of Historic Places nomination, prepared by Montgomery Buell, edited by Lauren McCroskey, 2000.</p>  |                       |                       |                      |                   |   |

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|------------------------|-----------------------|-----------------------|----------------------|-------------------|------------------------|
| <b>30 W Main St</b>    |                       | <b>Historic name:</b> | Gardner's Dept Store | <b>Built:</b>     | 1911, 1952, 1974, 2005 |
| <b>Style:</b>          | Sullivaneseque        | <b>Common name:</b>   | None                 | <b>Architect:</b> | Henry Osterman         |
| <b>Classification:</b> | Historic Contributing |                       |                      | <b>Builder:</b>   | Unknown                |
| <b>Description:</b>    |                       |                       |                      |                   |                        |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

The building at 30 W Main Street was completed in 1911 and represents the Sullivanesque style. Historically built for commercial use, the building continues that function. The building features a rectangular plan. The three-story unreinforced masonry building has a flat roof with a parapet. Brick cladding is visible on all four facades, with added paint. The original plan is intact. The original cladding has been slightly altered (painted). The original windows have been moderately altered. The original storefronts and interior have been extensively altered. A summary of the alterations, from city records, include: • 2005: interior second floor and mezzanine remodel • 2001: stucco repairs • 1999: painted building exterior • 1980: removed awning • 1974: exterior, new signage, and interior remodel and new roof, main floor remodel • 1960: new roof • 1952: remodel • 1951: display window installed; Gardner's was the owner through this and all changes through 1974 The character-defining features for this building include: • Form and massing • Project cornice with dentils and brackets • Brick facades, decorative brick detailing at parapet and window surrounds, and projecting horizontal bands at each story • Window openings, mullions, brick molding • Segmental arched window openings on rear facade

**Cultural data:**

The Gardner's Department Store Building at the corner of 3rd and Main was designed by architect Henry Osterman to house the Gardner's Department Store and was constructed in 1910-1911. Gardner's Department Store opened in the building on August 1, 1911. Gardner's remained in the building until it went out of business in 1980. The store carried men's, women's, and children's clothing and accessories. According to the store's advertising, they were founded in 1860 and considered themselves to be Walla Walla's oldest department store. The Gardner's Department Store Building was constructed on the site of the former Schwabacher Brothers store operated by Abraham, Sigmund, and Louis Schwabacher. The brothers' company grew to six stores located in Boise, Dayton, Seattle, Colfax, and Idaho Falls; their Walla Walla store was the business headquarters. The Schwabacher Brothers built their first store in 1860, replacing it with a small brick building in 1862. In 1876, the Schwabacher Brothers built their store on the site at Third and Main (the present site of the Gardner's Department Store Building) in 1876. In 1910, the Schwabachers sold their business and building to H.A. Gardner and J.M. Fitzgerald who changed the name of the store to Gardner and Company and had a new building constructed on the site. The building was completely remodeled in 1952-1953. The building was again remodeled in 1974 and 2005.

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| <b>30 S Palouse St</b>   |                       | <b>Historic name:</b> | Commercial Bldg.   | <b>Built:</b>     | 1940, 1950 |
| <b>Style:</b>  | Commercial            | <b>Common name:</b>   | Heartland Mortgage | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>   | Historic Contributing |                       |                    | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>  |                       |                       |                    |                   |            |
| <p>The one-story commercial building at 30 S Palouse Street comprises two buildings, both built of concrete masonry units (CMU) around 1950. They are currently used as two separate buildings and are addressed as 30 and 34 S Palouse Street Along Mill Creek, a more refined stucco clad storefront features a symmetrical door centered between a garage opening and picture window. To the south, a lower, longer metal corrugated façade houses an automotive machine shop. The building addressed as 34 S Palouse Street. is documented separately. The building at 30 S Palouse Street is constructed of CMU and has a trapezoidal plan aligned on a northeast–southwest axis, which narrows to the southwest. The façade is in the northeast elevation and features a central glazed, wood-sash entry door with transom, flanked by three fixed sash windows atop a concrete bulkhead under a triplet of transoms on the northwest, and a pair of multi-pane swing-out garage doors under a transom ribbon. The transom window nearest the north corner of the building is filled in with plywood and a wall-mounted air conditioning unit. The building has flat pilasters and a flat, unadorned cornice. The façade is parged, and the roof is flat with a parapet. The northwest elevation has three windows, two are steel-sash and one is vinyl-sash. A one-story addition is visible at the rear of the building; it has CMU and corrugated metal-clad walls, a single vinyl-sash window, and a shed roof. The rear (southwest) elevation of the addition has a wide galvanized metal door. The building has a concrete foundation.</p> |                       |                       |                    |                   |            |
| <b>Cultural data:</b>  |                       |                       |                    |                   |            |
| <p>The building at 34 S Palouse is documented separately. The Assessor's records indicate that the subject building was constructed in 1940; however, the 1950 Walla Walla Sanborn map shows no buildings in this location. Based on this conflicting information, as well as the construction method and materials, HRA dates both buildings to ca 1950. No additional information about the original</p>   |                       |                       |                    |                   |            |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

construction was identified, though buildings in this area and of this period were often automobile-related commercial/industrial buildings. At some point during the mid-twentieth century, the storefront windows on the façade and northwest elevation of 30 S Palouse were altered and modern windows installed. The building is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the mid-twentieth century. From the period of construction (ca 1950), the building retains integrity of location, as it remains on its original parcel within a commercial/industrial area of the city in close proximity to the downtown. The building's integrity of setting and association are diminished by the demolition of the historic buildings across Mill Creek to the northwest, and the change in use from industrial to office/commercial. Alterations to windows, including window type and materials, have slightly diminished integrity of design and materials; however, the building retains integrity of feeling and workmanship as evidenced in the wood-sash windows and doors on the facade and the parged CMU construction.

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|------------------------|---------------------------|-----------------------|-----------------------|-------------------|---------|
| <b>34 S Palouse St</b> |                           | <b>Historic name:</b> | Unknown               | <b>Built:</b>     | 1950    |
| <b>Style:</b>          | Commercial                | <b>Common name:</b>   | C & G<br>Machine Shop | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Historic Non-contributing |                       |                       | <b>Builder:</b>   | Unknown |

**Description:**

This one-story commercial building actually comprises two buildings, both built of concrete masonry units (CMU) around 1950. They are currently used as two separate buildings and are addressed as 30 and 34 S Palouse Street. Along Mill Creek, a more refined stucco clad storefront features a symmetrical door centered between a garage opening and picture window. To the south, a lower, longer metal corrugated façade houses an automotive machine shop. The building at 30 S Palouse Street has been documented separately. The building at 34 S Palouse Street. has a nearly square plan aligned on a northeast–southwest axis and is constructed of pink-colored CMU. The façade (northeast) elevation features an aluminum-sash glazed entry door with transom, flanked by modern-era aluminum sash storefront windows atop a low, tiled concrete bulkhead. On both sides of the storefront windows, are portions of ribbed metal panels atop the bulkhead, infilling former storefront window openings. The infilled metal panels wrap around the southeast corner. A full-width, flat, aluminum awning suspended from cables shelters the façade. The building has a flat roof with a metal-flashed parapet that steps down along the southeast elevation. The foundation is concrete. The southeast elevation features a portion of infill metal panels under a lintel of soldier course CMU, as well as a metal personnel door, a metal-sash window with wire-glass, and a louvered metal vent. The rear (southwest) elevation has a ramp leading up to a pair of swing-out doors clad in T1-11 siding and a metal personnel door with a sidelight. A shed-roofed metal awning shelters the swing-out doors. Most of the rear elevation was obscured from view by vehicles and stored materials

**Cultural data:**

The building at 34 S Palouse is documented separately. The Assessor's records indicate that the subject building was constructed in 1940; however, the 1950 Walla Walla Sanborn map shows no buildings in this location. Based on this conflicting information, as well as the construction method and materials, HRA dates both buildings to ca 1950. No additional information about the original construction was identified, though buildings in this area and of this period were often automobile-related commercial/industrial buildings. At some point during the mid-twentieth century, the storefront windows on the façade and northwest elevation of 30 S Palouse were altered and modern windows installed. The building is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the mid-twentieth century. From the period of construction (ca 1950), the building retains integrity of location, as it remains on its original parcel within a commercial/industrial area of the city in close proximity to the downtown. The building's integrity of setting and association are diminished by the demolition of the historic buildings across Mill Creek to the northwest, and the change in use from industrial to office/commercial. Alterations to windows, including window type and materials, have slightly diminished integrity of design and materials; however, the building retains integrity of feeling and workmanship as evidenced in the wood-sash windows and doors on the facade and the parged CMU construction.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|   |                       |                       |   |                   |         |
|---|-----------------------|-----------------------|---|-------------------|---------|
| <b>44 S Palouse St</b>  |                       | <b>Historic name:</b> | Walla Walla Dairyman's Assn; Puritan Creamery | <b>Built:</b>     | 1942    |
| <b>Style:</b>   | Utilitarian           | <b>Common name:</b>   | Stoneway Electric Supply                      | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Historic Contributing |                       |   | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                       |                       |   |                   |         |
| <p>Built ca 1942, the one-and-one-half-story commercial building at 44 S Palouse Street has a rectangular plan aligned on a northwest-southeast axis, with the façade (northeast elevation) fronting S Palouse Street. The building is constructed of board-formed concrete masonry walls atop a poured concrete foundation. The façade is parged and divided into the office section to the southeast and the warehouse to the northwest. The office has a central wood-sash glazed entry door flanked by wide fixed wood-sash windows atop concrete bulkheads. A flat cantilevered awning projects from the façade to shelter the windows and entry door. Above the awning are two ribbons of wood-sash transoms with muntins aligned with those of the windows below. The warehouse portion features two industrial wood-sash overhead-track sliding doors. The northwest elevation features a narrow concrete loading dock sheltered under a shed roofed awning atop metal poles and metal angle-braces. A personnel door and freight door give entrance to the building from the loading dock. The southeast elevation features two squat wood-plank doors, a doorway with wood bi-parting doors clad in metal sheets, a doorway obscured behind stored stacked pipes, and four window openings that have been filled in with plywood sheets. The southwest elevation features a large industrial wood-sash overhead-track sliding door, four window openings that have been filled in with painted plywood sheets, and one doorway opening that has been filled in with board-formed concrete. Two square vents pierce the wall near the parapet. The northwest, southeast, and southwest elevations feature a board-formed concrete finish with projecting ribs that rise from the base of the walls to the parapet.</p> |                       |                       |   |                   |         |
| <b>Cultural data:</b>   |                       |                       |   |                   |         |
| <p>Assessor's records for the building at 44 S Palouse Street do not indicate a date of construction. The construction date of 1942 comes from a previous survey's HPI form for this property; however, the date could not be corroborated. The building appears to have been constructed for the Walla Walla Dairyman's Association (Association) to house a creamery, cold and open storage, and an office. The Association, which began in 1923, was a cooperative organization of dairymen in the Walla Walla area. The purpose of the Association was the distribution of members' products including milk, cream, eggs, butter, and cheese, and the bulk purchasing of feed and supplies for members. The building is a vernacular commercial/industrial building designed in the mid-twentieth century. While the building does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically the service-bay business type designed during the mid-twentieth century. The building retains most aspects of integrity from its period of construction (ca1942), including integrity of location and setting, as it remains on its original parcel within a commercial/industrial district outside the downtown business core. Minimal alterations to the façade, such as the metal flashing at the parapet, have not diminished integrity. The building retains integrity of design, materials, feeling, and workmanship. The building suffers a slightly diminished integrity of association, as it is no longer utilized by the dairy industry; however, the use by an electrical supply company—an industrial use—is compatible.</p>  |                       |                       |   |                   |         |

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|---|-----------------------|-----------------------|------------------------------|-------------------|-------------------|
| <b>66 S Palouse St</b>  |                       | <b>Historic name:</b> | Central Christian Church     | <b>Built:</b>     | 1906              |
| <b>Style:</b>   | Romanesque Revival    | <b>Common name:</b>   | Covenant Presbyterian Church | <b>Architect:</b> | Henry W. Osterman |
| <b>Classification:</b>  | Historic Contributing |                       |                              | <b>Builder:</b>   | Unknown           |
| <b>Description:</b>   |                       |                       |                              |                   |                   |
| <p>The Central Christian Church is a vestige of a time when a city's major churches were located in their</p> |                       |                       |                              |                   |                   |

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

downtowns. It is the best example of Romanesque Revival architecture in Walla Walla. Designed by renown Walla Walla architect Henry Osterman, it was constructed in 1906. Collectively the Central Christian Church, the First Congregational Church and Parish House and Volunteer Park, with its memorial to the soldiers who died in the Spanish-American War, represent an important urban design statement that is not equaled elsewhere in Walla Walla's downtown.

The large church is three stories in height over a raised basement and has an irregular footprint. Two modern additions are one and two stories. The one-story portion has a daylight basement that faces a below-grade courtyard formed by the church and two additions. The stone church includes rusticated and dressed stonework and an extensive collection of stained-glass windows, including within the three large, round-arched windows on the gable faces on the east and south sides. The portion of the building facing southwest is two-and-one-half stories and curves before blending into a straight wall on the alley between S Spokane and Palouse Streets. A band of clerestory windows is visible at the top, above the curved portion. The north façade is largely obscured by the modern addition to the north. The main entry to the church is located on the east corner, where the south and east facades join. It is accessed via two sets of stairs of seven steps each, which in turn access two sets of double, wood-paneled doors. The stairs are accented by one free-standing and two engaged columns that are large and round, with simple capitals. This entry, as well as the lower portion of the east façade, is covered by a shallow-pitched hip roof that extends to an engaged two-story round turret is located at the northeast corner of the building below the turret. At this corner is a secondary entry with double, wood-paneled doors framed by rusticated piers and surmounted by a rusticated pediment. Rising above the main entry, at the east corner of the building, is a tall, square bell tower topped by a steeply pitched hip roof. This tower has round-arched openings on all four sides at the top. All areas where facets of the building come together feature rusticated quoins. All round-arched openings, whether windows or open, such as on the bell tower, have rusticated stone voussoirs. Windows that are not arched are typically narrow fixed or one-over-one-light double-hung windows with stained glass and wood frames with molded stone surrounds. The foundation of the building is stone and the roof is composition shingle.

The new additions to the building have flat roofs topped by a metal coping and are clad in brick veneer and stucco. The rear of the buildings are exposed concrete block and board-formed concrete. A band of continuous windows is located on the main and upper level of the northwest addition. The main entry is here, where the older church and new additions come together. This is made up of a double door with full-height glass and covered with an extended flat-roof canopy. The addition to the northeast is glazed on the south facing wing, which overlooks the courtyard, but otherwise has largely solid, brick veneer walls. The portion on Palouse Street has a sign in free-standing letters that spell out Central Christian Bible School. A bas relief sculpture and cross is also located on this façade. The main church and the new, modern additions all have excellent integrity. They display integrity of location, design, setting, materials, workmanship, feeling and association. .

**Cultural data:**

Walla Walla's Central Christian Church was established in 1884 but began its history when Daniel W. and Katie Elledge appealed through the *Christian Record* for help with founding a new group called "Walla Walla City," which had a membership of 60 by 1871. When the Elledges arrived in Walla Walla they first used the United Brethren's church, but immediately appointed a committee to seek a location for and build a house of worship and grow a congregation whose basis was the Bible alone. After some time in which the newly formed group did not meet, they reconvened in 1884 and called themselves the First Christian Church. Ten women and one man were charter members. T.M. Foster was their first dedicated preacher, beginning in 1889, but quit shortly thereafter, followed by a series of temporary preachers. In 1892 they had their first dedicated building, under the leadership of John B. Daisley, formerly of Milton, Oregon. Others temporarily held the position. The congregation hired Henry Osterman in 1904 to design a new church for them at S Alder and Palouse Streets. The church was completed in 1906 and dedicated on March 10, 1907. The church not only served the congregation, but also as a place to hold musical performances, such as a performance by internationally renowned violinist Leonora Jackson in 1907; as a central meeting place, such as the large meeting of the farmer's union in 1910; and for lectures, such as the talk by Helen Keller in 1915. The building is now occupied by the Crazy Love Church and the Covenant Presbyterian Church.

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| <b>80 S Palouse St</b> |     | <b>Historic name:</b> | Volunteer Park | <b>Built:</b>     | 1904 |
| <b>Style:</b>          | N/A | <b>Common name:</b>   | Volunteer Park | <b>Architect:</b> | N/A  |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|                        |  |  |                 |     |
|------------------------|--|--|-----------------|-----|
| <b>Classification:</b> | Historic Contributing  |  | <b>Builder:</b> | N/A |
| <b>Description:</b>    | <p>Volunteer Park is a small, triangular park that is located in front of the Central Christian Church at the intersection of S Alder and S Palouse Streets. The land for the park was donated by Ida Mable Anderson, the daughter of Dr. Dorsey S. Baker. It was transferred to the First Congregational Church on the east side of S Palouse Street in 1896 with the stipulation that it not be built on, so as not to obscure the view of the Congregational Church from Alder Street. Mr. and Mrs. Anderson signed over a quit claim deed for the property on February 25, 1904, releasing the church from this agreement. The church, in turn, transferred the property to the City of Walla Walla for use as a park. This same year the church allowed for the erection of a memorial to the Walla Walla veterans of the Spanish American War, which was sponsored by the Red Cross. A thousand people attended the dedication ceremony in memory of the approximately 100 soldiers from Walla Walla who served in Company I, 1<sup>st</sup> Washington Volunteers and lost their lives in the Philippines (Mary Meeker, January 1, 2002).</p> |  |                 |     |
| <b>Cultural data:</b>  | <p>Volunteer Park is 0.1 acre in size with a large tree in the north corner. The only other features in the park are the sign ("Volunteer Park"); a plaque at the ground level commemorating those who died in the Space Shuttle Challenger on January 29, 1986; and the memorial to the soldiers lost in the Spanish American Philippine War (1898-1899). The tall memorial, which features the statue of a soldier at the top, is made of Bedford stone from Bedford Indiana. It was designed by John W. Langdon, the president of the Park Commission, and constructed by the Roberts Monument Company of Walla Walla.</p>  |  |                 |     |

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| <b>6 W Rose St</b>     | <b>Historic name:</b>   | Marcus Whitman Hotel                     | <b>Built:</b>     | 1928, 1969                   |
| <b>Style:</b>          | <b>Common name:</b>   | Marcus Whitman Hotel & Conference Center | <b>Architect:</b> | Sherwood D Ford              |
| <b>Classification:</b> | Historic Contributing   |  | <b>Builder:</b>   | Western Construction Company |
| <b>Description:</b>    | <p>The building at 107 N 2nd Avenue was constructed in 1928, the Marcus Whitman Hotel, represents the Italian Renaissance Revival style, according to the NRHP nomination. Historically built as a downtown hotel, the building continues that function as of 2017. The building occupies an irregular plan due to various additions, but the portion included in the historic district represents the original square footprint. The foundation and structural system both reinforced poured concrete. The building has complex massing, with a seven-story base, an eleven-story tower, a two-story penthouse, and various additions. Main entrances and storefronts are located along the primary (south, east) facades. The original portion of the building is clad with buff-colored veneer brick and cast stone ornamentation. A flat roof with a parapet caps the seven- and eleven-story portions. A pyramidal hip roof form caps the penthouse. The original plan has been moderately altered, to the north and northwest. The original cladding is primarily intact. Storefronts range from intact to moderately altered. Window sashes on the upper floors have been all replaced but the original openings and sills are intact. For more detailed information on the physical aspects and architectural style, see the National Register of Historic Places nomination for this building. A summary of the alterations mentioned in the NRHP nomination include: 1969, north single-story restaurant addition Ca1970s, major remodel; one-over-one windows on upper floors replaced 1999, extensive restoration and rehabilitation (e.g., restoring original hotel function) Undated, plywood addition to roof penthouse Undated, remodel of three storefronts on east facade</p> |  |                   |                              |
| <b>Cultural data:</b>  | <p>The Marcus Whitman Hotel is located within the National Register of Historic Places historic district and appears to be a contributing property due to its intact architectural elements. The Marcus Whitman Hotel is already individually listed in the National Register under Criterion A for its association with downtown Walla Walla's history and development and under Criterion C as a well-designed example of Italian Renaissance architecture. Listed in the National Register in 1999, the Hotel continues to retain sufficient integrity to convey the reasons for its significance. It was completed in 1928. Walla Walla banker W.W. Baker joined forces with the Seattle-based Real Estate Improvement Co. to construct the</p>   |  |                   |                              |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

first-class hotel for the community. The project proponents hired Sherwood Ford to design the building, which became a showpiece for the community. Construction began on the hotel in mid-September 1927 and the hotel name "Marcus Whitman Hotel" was announced in October 1927. Western Construction Company of Seattle served as the general contractor for the project, utilizing numerous sub-contractors and local suppliers for the project, including Whitehouse-Crawford Company of Walla Walla for millwork and W.P. Fuller of Walla Walla for glass and mirrors. Upon its completion, the 11-story building towered over the commercial district and had accommodations for 400 guests. It had its grand opening on September 6, 1928 and continued to operate until 1968, when it announced it was closing due to financial difficulties. Whitman College purchased the hotel then leased it to the city for \$1 a year. William Brenner and Eddie Mays formed the Walla Walla Development Co. in 1969 to operate the hotel. Over the next couple of decades the property was used as both a hotel and apartments. In 1999 an extensive rehabilitation was undertaken to restore it to its original appearance. Sherwood Ford (1872-1948) was a British architect who arrived in Seattle in 1907 and worked for John Graham, Sr. He formed his independent practice in 1917. He designed three notable buildings during the 1920s, the Music Hall Theatre in Seattle (1928), the Washington Athletic Club in Seattle (1930), and the Marcus Whitman Hotel in Walla Walla.

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| <b>2-4 N Spokane St</b>   |                               | <b>Historic name:</b> | None           | <b>Built:</b>     | 2018    |
| <b>Style:</b>   | Commercial                    | <b>Common name:</b>   | Shift Boutique | <b>Architect:</b> | Unknown |
| <b>Classification:</b>  | Non-historic Non-contributing |                       |                | <b>Builder:</b>   | Unknown |
| <b>Description:</b>   |                               |                       |                |                   |         |
| This is a free-standing, one-story, two-bay commercial building with a rectangular footprint. It was constructed in 2018. |                               |                       |                |                   |         |
| <b>Cultural data:</b>   |                               |                       |                |                   |         |
| This building is outside the period of significance for this historic district and will not be discussed further.         |                               |                       |                |                   |         |

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| <b>9 N Spokane St</b>  |                             | <b>Historic name:</b> | Stack Apts   | <b>Built:</b>     | 1909, 1916 |
| <b>Style:</b>  | Italian Renaissance Revival | <b>Common name:</b>   | Belmont Apts | <b>Architect:</b> | Unknown    |
| <b>Classification:</b>   | Historic Contributing       |                       |              | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>  |                             |                       |              |                   |            |
| Twenty one-bedroom apartments are now housed in this building. This is a three-story, five-bay, and five-pile, free-standing commercial building in an Italian Renaissance style with a flat roof and parapet. The concrete building is rectangular in plan and clad in stucco. The second and third stories on the northeast façade have symmetrical fenestration while the first story has asymmetrical fenestration. Windows on the third story are single, vinyl, double-hung sash. There is a raised, belt course above the windows and a rough, stuccoed belt course below the windows. Windows on the outer bays on the second story are large, one-pane, fixed windows with single, vinyl, one-over-one, double-hung sash windows in the center. Each window or window pair has decorative swag ornament above the window and a rough, stuccoed belt course below the windows. Windows on the first story are primarily large, one-pane, fixed, bay windows that are inset with deep, rough, stucco sills and wide wood trim. The entrance is centrally located with a large projecting shed roof hood. The projecting shed roof is supported by decorative, stucco-clad brackets. An entablature runs the length of the façade with a thick cornice and decorative brackets. Windows on the secondary elevations are single, vinyl, one-over-one, double-hung sash with rough stuccoed sills. |                             |                       |              |                   |            |
| <b>Cultural data:</b>  |                             |                       |              |                   |            |
| John F. Stack (ca 1860- ), who was of Welsh heritage but born in England, came to Walla Walla in 1895 after working in Philadelphia, New York, Chicago and Bozeman, Montana. In Walla Walla he operated John F. Stack, Decorators, which sold paint, wallpaper, glass, frames, windows, doors, and the like. He also owned a factory where he manufactured paint and varnish. His store was located at 127-129 E Main Street (no longer extant) until he built his apartment building in 1909. Thereafter the business operated out of the ground floor of the building. In the 1910 census the building was occupied by Stack and his wife Miriam's large family, a servant, and four lodgers. In 1910 he referred to himself as a merchant, but in subsequent censuses, he said he was in real estate. By 1930 Stack, who was 70 at this time, was a   |                             |                       |              |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

widower and was still living in the apartment building. Stack died at age 77 in 1937. Stack served on the city council and was a respected businessman in the community.

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|------------------------|-----------------------|-----------------------|-----------------|-------------------|---------------------------------|
| <b>15 S Spokane St</b> |                       | <b>Historic name:</b> | O.D. Keen Bldg. | <b>Built:</b>     | 1935, 1939, 2000                |
| <b>Style:</b>          | Art Moderne           | <b>Common name:</b>   | The Interior    | <b>Architect:</b> | Unknown                         |
| <b>Classification:</b> | Historic Contributing |                       |                 | <b>Builder:</b>   | O. D. Keen Construction Service |

**Description:**

Built ca 1935, the O. D. Keen Building at 15 S Spokane Street is a one-story, board-formed, reinforced concrete building with a rectangular plan aligned on a southwest–northeast axis, with the façade in the southwest elevation. The embellished parapet is scored with O.D. Keen. The symmetrical façade has four wood-frame, fixed-sash storefront windows on parged bulkheads that flank an inset angled entry with two glazed entry doors. A ribbon of wood-sash transoms spans the façade under a retractable awning. Projecting engaged columns rise at the corners of the façade to a projecting cornice with a small central stepped Art Moderne-styled parapet detail with letters spelling out “O.D.Keen.” Fluting and inset diamond details decorate the columns and cornice. The wall surface of the façade is parged. The southeast elevation has no details but features a large painted mural depicting scenes from Walla Walla history. The rear of the building has a metal entry door in an inset portion of the concrete wall, and a clipped corner with a large pair of multi-pane wood-sash doors that contains a small personnel door within the larger door. The northwest elevation contains five steel sash windows and painted details that include a bicyclist and the name of the company “t.h.e. INTERIOR.” The roof is flat with a parapet that steps down at the northwest side.

**Cultural data:**

The O. D. Keen building at 15 S Spokane Street was constructed ca 1935 by Orlan Duette Keen, owner of O. D. Keen Construction Service and the Keen Apartments. Keen’s company was responsible for a variety of construction projects in Walla Walla, including Stone’s super market on E Alder Street in 1941 and the remodeling of the YMCA building in 1948. The O. D. Keen building housed the Battery and Electric Service Company from 1935 to WWII, following which Hunt and Lindstrom’s General Auto Repair utilized the building for their storefront. The building was then relegated to storage, then warehouse space, and is currently being used as retail space. Around 2000, modern glazing was installed within the wood-frame storefront display windows and transoms, and a pair of glazed entry doors were set within the recessed entry. Retractable canvas awnings were attached to the façade above the transoms and murals were painted on the side elevations. During the ca 2000 remodel, the original auto bay doors at the rear elevation were uncovered and restored. The building is a vernacular Art Moderne commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the early part of the mid-twentieth century. From its period of construction (ca 1935), the building retains integrity of location, setting, and feeling, as it remains on its original parcel just outside the historic downtown in an automobile-related commercial area, alongside a number of historic-period retail and commercial buildings. Minimal alterations to the storefront, including replacement windows and doors, and the change in use from automobile-related commercial to commercial, have somewhat diminished integrity of materials and association. The building retains integrity of design and workmanship, as evident in the board-formed concrete walls, parged concrete finish, flat roof with parapet, wide window openings, flat pilasters, and Art Moderne detailing.

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|------------------------|-----------------------|-----------------------|-------------------------|-------------------|---------|
| <b>23 S Spokane St</b> |                       | <b>Historic name:</b> | Motor Parts Service Co. | <b>Built:</b>     | 1926    |
| <b>Style:</b>          | Commercial            | <b>Common name:</b>   | Jazzercise              | <b>Architect:</b> | Unknown |
| <b>Classification:</b> | Historic Contributing |                       |                         | <b>Builder:</b>   | Unknown |

**Description:**

Built in 1926, the commercial building at 23 S Spokane Street is a board-formed, reinforced concrete building with a trapezoidal plan that fills its parcel and is aligned on a southwest–northeast axis, with

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

the façade in the southwest elevation. The building has a one-story massing at the southwest end, which bumps up to a tall one-story massing at the northeast end that has a rooftop (second story) addition. The roof is flat with a low parapet. The symmetrical façade has three bays, with the central bay containing an inset entry with a glazed wood-sash door and flanking windows. The outer bays contain aluminum-sash storefront windows with infill panels atop low concrete bulkheads. Each bay has a ribbon of transom windows that are painted over. Spanning the façade below the transoms is a flat canopy held up with chains attached to the metal capped parapet. The southeast elevation of the one-story massing has a former window opening that is filled in with painted hollow-core terracotta tiles and two signs indicating the commercial tenants. Behind the main massing, an angled inset contains a rear entry door and a window opening containing two air conditioning units for the front portion of the building, and an entry door for the rear tenant in the rear portion, set in a larger concrete-block infilled opening. The southeast elevation also contains two steel-sash windows and a metal roll-up garage style door. Centered on the roof of the tall massing is a bump-up addition that is clad in asphalt shingles and ribbed metal sheet, with an asphalt shingled roof. The roof of the addition is barely visible from the public right-of-way. The northeast elevation has a steel-sash window and a former opening filled with concrete-block. The northwest elevation features a stepped parapet, three large and three small steel sash windows, a former window opening filled in with an air conditioning unit in its lower half, and a small square vent opening.

**Cultural data:**

The building at 23 S Spokane Street was constructed in 1926 and utilized as an automobile-related storefront, specifically an auto parts store with an auto repair shop in the rear of the building. Currently the building houses a restaurant and exercise studio. At some point, new windows were installed within the storefront fenestration at the façade, the transoms were painted over, and a window opening on the southeast (alley) elevation was filled in with hollow core terracotta blocks. The building is a vernacular commercial/retail building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a one-part commercial block type designed during the early part of the mid-twentieth century. From its period of construction (1926), the building retains integrity of location, setting, and feeling, as it remains on its original parcel just outside the historic downtown core, alongside a number of historic-period retail and commercial buildings. Minimal alterations to the storefront, including loss of original windows and the painting over of the transoms, and change of use from automobile-related commercial to restaurant/exercise studio, have diminished integrity of materials and association. Nonetheless, the building continues to retain integrity of design and workmanship, as the original form of the storefronts (with recessed entry and display windows, flat canopy, and smooth-finish concrete walls) continue to represent the vernacular commercial details common to the mid-1920s.

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|--|---------------------------|-----------------------|------------------------|-------------------|------------|
| <b>25 S Spokane St</b>   |                           | <b>Historic name:</b> | Beringer Machine Works | <b>Built:</b>     | 1929, 1990 |
| <b>Style:</b>  | Commercial                | <b>Common name:</b>   | Thai Ploy              | <b>Architect:</b> |            |
| <b>Classification:</b>   | Historic Non-contributing |                       |                        | <b>Builder:</b>   |            |
| <b>Description:</b>  |                           |                       |                        |                   |            |
| <p>The one-story commercial building at 25 S Spokane Street was constructed in 1929. The building has a rectangular plan aligned on a southwest–northeast axis, with its façade in the southwest elevation. It is constructed of board-formed concrete masonry walls atop a concrete foundation. The façade and northwest elevation walls are parged, and the roof is flat with a parapet. The extensively remodeled façade features three bays that are delineated by parged full-height pilasters; the center two rise above the parapet and meet, creating a segmental arch filled with multi-color tile. The southeastern bay houses an off-center, inset entry door, while the other two bays each have three vinyl windows above a tiled bulkhead. Above the windows, the transoms are boarded up with painted plywood. The cornice has an inset horizontal panel filled with tile. The northwest elevation has six filled-in window openings and a ghost sign that reads “Beringer Machine Works.” The rear (northeast) elevation has two filled-in garage door-sized openings. One opening is filled in with concrete blocks and has an inset entry door within it, while the other opening is filled in with painted plywood sheets. Two wall mounted air conditioning units are attached near the parapet.</p> |                           |                       |                        |                   |            |
| <b>Cultural data:</b>  |                           |                       |                        |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

The building at 25 S Spokane Street was constructed in 1929 and served over the years as a storefront for automobile-related industries including the Beringer Machine Works; it is currently a restaurant. At some point, the building was parged and the three original bays were altered; transoms were filled in with fiber-cement wall board, and storefront windows and entry doors were replaced with modern vinyl windows and a glazed fiberglass entry door with narrow sidelight. Additionally, modern tile was applied in the inset cornice detail and on the bulkheads. The building, as originally constructed, was a vernacular automobile-related commercial/retail building, but no longer embodies the distinctive characteristics of a type, period, or method of construction; nor is it the work of a master or possess high artistic value. From its period of construction (1929), the building retains integrity of location and setting, as it remains on its original parcel within an automobile-related commercial/industrial area just outside the downtown business core alongside a number of historic-period industrial, retail, and commercial buildings. However, alterations to the façade including changes to fenestration, the installation of vinyl windows and a fiberglass entry door, the filling in of the transoms with fiber-cement board, and the construction of a segmental-arched parapet detail, as well the change in use from industrial to restaurant, has diminished integrity of design, materials, feeling, workmanship, and association.

|                        |                       |                       |                    |                   |   |
|------------------------|-----------------------|-----------------------|--------------------|-------------------|---|
| <b>28 S Spokane St</b> |                       | <b>Historic name:</b> | YMCA Bldg.         | <b>Built:</b>     | 1907, 1948, 1959                          |
| <b>Style:</b>          | Beaux Arts            | <b>Common name:</b>   | Odd Fellows Center | <b>Architect:</b> | Henry W. Osterman;<br>Henry Brandt Gessel |
| <b>Classification:</b> | Historic Contributing |                       |                    | <b>Builder:</b>   | McLean & McCallum                         |

**Description:**

The Walla Walla, Washington YMCA building, located at 28 South Spokane Street, was constructed in 1907 on a prominent site located one block south of Main Street, bordering Mill Creek. Designed by Henry Osterman, one of Walla Walla's most prominent architects, the YMCA building was constructed in a simplified Beaux Arts classical style. The dominant exterior material is Flemish bond brick with a sandstone rusticated base and segmental sandstone lintels. The original 1907 building is three stories above a daylight basement, with a concrete foundation and steel and timber structure. A small, noncompatible addition was added at the rear of the building in 1949 and a noncompatible one-story swimming pool structure was added to the south side of the building in 1959. There have been plan revisions over time; the front entry porch area was altered and the pressed metal cornice was removed in 1948. Nevertheless, the 1907 building has retained a relatively high degree of historic integrity in its brick and stone masonry, its window openings, in its basic structural components and many of its plan elements.

**Cultural data:**

The 1907 YMCA building is a historically significant under Criterion "A" for its direct connection to the broad social, health and recreational history of Walla Walla. The building serves as an example of the evolving 19<sup>th</sup> and early 20<sup>th</sup> century role that YMCA buildings played as vital mixed-use centers in large and small urban centers across the nation. These programmatically complex buildings focused not only physical culture, but also on adult education, social interaction, social welfare, and philanthropic and humanitarian initiatives. Under Criterion "C" the Walla Walla YMCA also serves as an important example of the civic design work of architect Henry Osterman. As Walla Walla's most prominent architect in the early twentieth century, and the nominated building provides a noteworthy example of Osterman's work executed in a simplified Beaux Arts classical style. The period of significance spans from 1907 (the year the building was completed) through 1948, when the YMCA's war-time humanitarian initiatives had already ended and the building's mixed-use program activities were reduced to focus almost exclusively on physical fitness programs. The building was listed in the National Register of Historic Places in 2014. The property has been owned by the Independent Order of Odd Fellows since that entity purchased it from the Walla Walla YMCA in 1979.

|                        |             |                       |         |                   |         |
|------------------------|-------------|-----------------------|---------|-------------------|---------|
| <b>29 S Spokane St</b> |             | <b>Historic name:</b> | Unknown | <b>Built:</b>     | 1929    |
| <b>Style:</b>          | Utilitarian | <b>Common name:</b>   | Ruben's | <b>Architect:</b> | Unknown |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

|                        |   |  |                 |         |
|------------------------|---|--|-----------------|---------|
| <b>Classification:</b> | Historic Non-contributing   |  | <b>Builder:</b> | Unknown |
| <b>Description:</b>    | <p>Built ca 1929, the commercial building located at 29 S Spokane Street is a small, one-story, board-formed concrete commercial building on the northeast side of the street. The building has a rectangular plan aligned on a northeast-southwest axis, with its façade in the southwest elevation. The parged façade has two bays, each with an opening filled with a metal roll-up garage door flanked by flat pilasters. The cornice has a slightly inset rectangular panel with a secondary geometrical inset panel in the center. The roof is flat with a parapet. The rear (northeast) elevation has a metal-sash window and a metal roll-up garage door with a sign above indicating the business name. The exterior wall exhibits the board-formed concrete exterior finish. Originally two garage bays, the southern has been altered with a side hinged door and sliding casement window to facilitate office use.</p>  |  |                 |         |
| <b>Cultural data:</b>  | <p>The building at 29 S Spokane Street was constructed ca 1929 and variously served as a storefront for an electric company, battery company, and welding company. The two original entry storefronts were replaced (at an unknown date) with modern metal roll-up garage-type doors filling in the two bays. The building does not appear to be the work of a master and does not possess high artistic value, but does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a service-bay business type designed during the early part of the mid-twentieth century. From its period of construction (ca 1929), the building retains integrity of location and setting, as it remains on its original parcel within an automobile-related commercial/industrial area outside the downtown business core alongside a number of historic-period retail and commercial buildings. However, the infilling of the storefront with roll-up garage doors has diminished integrity of design, feeling, workmanship, and association. The building retains some integrity of materials, as the board-formed concrete walls and flat parapet roof are still present.</p> |  |                 |         |

|                        |   |                       |                                  |                   |            |
|------------------------|---|-----------------------|----------------------------------|-------------------|------------|
| <b>35 S Spokane St</b> |   | <b>Historic name:</b> | Johnson Electric Co. Auto Repair | <b>Built:</b>     | 1917, 2011 |
| <b>Style:</b>          | Commercial  | <b>Common name:</b>   | Charles Smith Wines              | <b>Architect:</b> | Unknown    |
| <b>Classification:</b> | Historic Non-contributing   |                       |                                  | <b>Builder:</b>   | Unknown    |
| <b>Description:</b>    | <p>The Johnson Electric Building at 35 S Spokane Street was constructed ca 1917 and remodeled sometime in the 1930s, when a beige brick veneer was applied to the front of the building. The one-story brick masonry building has a rectangular plan aligned on a southwest-northeast axis with the façade in the southwest elevation, abutting and connected to neighboring buildings on S Spokane Street. The façade has three bays filled with modern dark-anodized aluminum-sash windows and doors. The windows in the central and southeast bays are set within a center pivoting frame that allows the entire assembly to pivot, opening the inside of the building to the outside. The window and door assembly in the northwest bay are inset and have two entry doors: one door enters into the office and one door enters into the tasting room. The bays are divided by four flat brick veneer pilasters with decorative faux-quoins created by alternating dark and light brick. The pilasters rise to a full-width concrete lintel that supports a flat brick cornice and concrete capped parapet with metal flashing. A sign spelling out "Charles Smith Wines" is painted on the cornice. The roof is flat with a parapet, and the foundation is concrete. The rear (northeast) elevation has four original wood-sash six-over-six windows under segmented arches and protected by metal grating attached to the historic shutter hangers. The windows flank a garage door set in an opening that is partially filled in with a poured concrete lintel and metal panels.</p> |                       |                                  |                   |            |
| <b>Cultural data:</b>  | <p>The Johnson Electric Company building at 35 S Spokane Street was constructed in 1917 and was the home of Willard Batteries. The building was remodeled ca 1930 and a two-tone brick veneer was applied to the façade. The building underwent another remodel ca 2011, after which it was listed in the local historic register. During the ca 2011 remodel, the windows and doors in all three bays were removed. Modern full-width pivot doors were installed in the two southeast bays and a recessed, partially walled entry was installed in the northwest bay. With its flat roof, three bays, minimal decorative detailing, and brick masonry construction, the building is an example of a vernacular commercial style and is similar to other automobile-related industrial/commercial buildings from the era</p>  |                       |                                  |                   |            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

in the region. It is not the work of a master and does not possess high artistic value, but does embody the distinctive characteristics of a type, period, or method of construction, specifically that of a service-bay business type designed during the first two decades of the 20th century. While the building has lost some aspects of integrity from its period of construction (1917), notably due to the applied brick veneer on the façade, that alteration was completed in the historic-period and is part of the building's architectural context. The building retains integrity of location, setting, feeling, and workmanship, as it remains on its original parcel within a commercial/industrial district outside the downtown business core near a number of historic-period retail and commercial buildings, and its character-defining brick veneer is extant. The building has lost some integrity of design and materials due to the ca 2011 windows and doors at the façade; yet, the lines of the muntins of the modern windows and doors mimic the original. The building no longer retains integrity of association due to its change of use from automobile-related industrial to wine tasting/agriculture-related.

|                           |                           |                       |  |                   |                              |
|---------------------------|---------------------------|-----------------------|--|-------------------|------------------------------|
| <b>43-53 S Spokane St</b> |                           | <b>Historic name:</b> | Brandon-Bell Tractor & Equipment Co. shops | <b>Built:</b>     | 1923, 1929, 1940, 1970, 2013 |
| <b>Style:</b>             | Commercial                | <b>Common name:</b>   | Overstock Outlet                           | <b>Architect:</b> | Unknown                      |
| <b>Classification:</b>    | Historic Non-contributing |                       |  | <b>Builder:</b>   | Unknown                      |

**Description:**

The one-story commercial building at 43–53 S Spokane Street was built ca 1923 on the northeast side of S Spokane Street at its intersection with E Alder Street. The building has a nearly rectangular plan aligned on a northwest–southeast axis, with façades in the southwest and southeast elevations. The building is constructed of board-formed concrete exterior walls atop a concrete foundation, with a flat parapet roof and a ribbed-metal-sheet-clad projecting cornice. The façade walls are parged and feature numerous storefronts for its four tenants. The southeast façade features wide, nearly full-height storefront windows atop low concrete bulkheads, with painted-over and filled-in transom windows above, two entry doors, and a roll-up garage door. The storefronts are divided by flat pilasters. A flat awning attached by metal rods to the cornice shelter one-half of the southeast façade and wraps around the south corner of the building to shelter one-half of the southwest façade. The southwest façade features storefront windows atop low concrete bulkheads, entry doors to each business storefront, and roll-up garage doors. Two of the storefronts (addressed as 47 and 43 S Spokane Street) have visible wood-sash transoms—some with reeded glass—and wood-sash doors and windows. The rear (northeast) elevation at the alley has 16 windows, two entry doors, two filled-in openings, and one garage-style roll-up door. The board-formed concrete wall finish is visible at this elevation.

**Cultural data:**

The building at 43–53 S Spokane Street was constructed (ca 1923) as the headquarters of Scott-Buick Company, Inc. before that company relocated to S First Street. Originally, the building housed not only Scott-Buick, but other automobile-related service companies, including Goodrich Tire, Exide Battery Service, and Ausman & Co. Repair Shop. Based on historical photographs from 1923 and 1931, the building was originally constructed as an automobile-related building (with eight bays along S Spokane Street) in a vernacular commercial/industrial architectural style common for buildings within the automobile support industry. The building was remodeled a number of times, including ca 1940, ca 1970, and again ca 2013. At some point, the façade storefront fenestration was changed and the cornice was altered. The building is a vernacular commercial building and, while it does not appear to be the work of a master and does not possess high artistic value, the building does embody the distinctive characteristics of a type, period, or method of construction, specifically the service-bay business type designed during the early part of the mid-twentieth century. From its period of construction (ca 1923), the building retains integrity of location and setting, as it remains on its original parcel within a commercial/industrial district outside the downtown business core near a number of historic-period retail and commercial buildings. However, alterations to window type and fenestration, painting over and filling in of the transoms, and the attachment of a wide band of ribbed metal sheet at the cornice, have led to a loss of integrity of design, materials, and feeling. The building no longer retains integrity of association, due to its change in use from automotive related to individual commercial businesses. The building retains some integrity of workmanship, evident in the parged

Walla Walla Downtown Historic District  
 Name of Property

Walla Walla, WA  
 County and State

concrete finish and the board-formed concrete finish at the rear elevation; however, loss of windows and doors, and the cornice treatment has also led to diminished integrity of workmanship.

|  |                       |                       |                                  |                   |                            |
|--|-----------------------|-----------------------|----------------------------------|-------------------|----------------------------|
| <b>Mill Creek Flood Control Channel</b>  |                       | <b>Historic name:</b> | Mill Creek Flood Control Channel | <b>Built:</b>     | 1942, 1948                 |
| <b>Style:</b>  | Utilitarian           | <b>Common name:</b>   | Mill Creek                       | <b>Architect:</b> | N/A                        |
| <b>Classification:</b>   | Historic Contributing |                       |                                  | <b>Builder:</b>   | US Army Corps of Engineers |
| <b>Description:</b>  |                       |                       |                                  |                   |                            |
| <p>The Mill Creek Flood Channel is a board-formed, poured-in-place, reinforced concrete liner that includes vertical sidewalls and a slightly sloped channel floor. Running through the center of the channel floor is a 2-ft-deep, 9-ft-wide trench with concrete controls sills/stabilizers and 6-ft-long baffles projecting up from the bottom, placed in alternating patterns, from one side of the channel to the other at approximately 25 ft intervals, and with small weirs every 50 ft (Burke-Hise, 2018:29). Within the historic district it is crossed at S Palouse Street, S Spokane Street, S Colville Street, Main Street at S 1<sup>st</sup> Avenue, N 2<sup>nd</sup> Avenue, and N 3<sup>rd</sup> Avenue at W Rose Street.</p>   |                       |                       |                                  |                   |                            |
| <b>Cultural data:</b>  |                       |                       |                                  |                   |                            |
| <p>Mill Creek ran through downtown Walla Walla from the time it was first settle. The center of the city was at 1<sup>st</sup> and Main as it is today, and can be seen on the earliest Sanborn Fire Insurance map, which dates from 1884, when a bridge crossed the creek the carry traffic from Main and 1<sup>st</sup> Street to East Main Street. These maps showed that narrow bridges also crossed the creek at 2<sup>nd</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> Streets. By the time of the 1905 Sanborn maps the creek was still relatively free flowing, but had been built over in some locations, such as at E Main between Colville and S 1<sup>st</sup> Street. At this same time, the city began paving the city to accommodate the newly popular automobile. A disastrous three-day flood in 1931, however, made the city re-think Mill Creek. The flood overwhelmed the sewer system, eroded bridges, and knocked out the water main. As a result, the Bonneville District of the US Army Corps of Engineers proposed a series of creek improvements in 1938. The present channel was constructed in 1942. It was improved again in 1948. At this time, bridges crossing the creek are slowly being rebuilt. In 2005 and 2008 the Channel was determined eligible for listing in the National Register of Historic Places.(Burke-Hise, 2018:13).</p> |                       |                       |                                  |                   |                            |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

#### Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

#### Period of Significance

1869-1971

#### Significant Dates

1869 – construction date of first extant structure

1971 – construction date of 2<sup>nd</sup> Modern office

building

#### Significant Person

(Complete only if Criterion B is marked above.)

N/A

#### Cultural Affiliation

None

#### Architect/Builder

Babcock, George W., architect

Bailey & Lambert, builders and architects

Beezer Brothers, architects

Ford, Sherwood D., architect

Gessel Smith Mosman, architects

Keen, Orlan Duette "O.D", builder

Moe, Bjarne Holton, architect

Osterman and Siebert, architects

Purvis, George B., architect

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

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## Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

The Walla Walla Downtown Historic District is significant under Criterion A in the Area of Commerce. The downtown is associated with all the major commercial building types that represent the robust growth and development of a young western city. Its businesses reflect the economic trends specific to its unique history and setting. Walla Walla had a particularly healthy economy, as well as rich educational resources, in the latter half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries and the buildings reflect that. Particularly noteworthy in the downtown are the structures built for the Baker Boyer Bank, whose principals were also involved in other aspects of economic development, including building a railroad to access river traffic for export purposes, and the First National Bank of Walla Walla (now Banner Bank). Walla Walla continued to grow dramatically until about 1910, after which population growth slowed. But city building and the growth of new institutions, resulting in new banks, mercantiles, hotels, social and fraternal halls, and civic buildings, continued until the stock market crash of 1929. While building slowed later in the 20<sup>th</sup> century, stylish new structures, primarily representing financial institutions, continued to be built into the early 1970s.

The Walla Walla Downtown Historic District is significant under Criterion C of the Area of Architecture. Walla Walla's downtown encompasses a particularly rich selection of buildings, representing most major styles found in the Pacific Northwest in the late 19<sup>th</sup> and 20<sup>th</sup> centuries. Most of the buildings in the downtown historic district were architect-designed, many by architects with strong regional reputations. In addition to architects from Seattle who participated in building the city, the city had two particularly talented architects who lived here and participated not only in developing the city's architecture, but also its commerce. These architects, George W. Babcock and Henry Osterman, settled in Walla Walla and contributed greatly to its stock of attractive and substantial buildings. George W. Babcock lived and worked in the city from 1887 to 1907. He designed the penitentiary and many commercial buildings (some no longer extant), favoring the late Victorian Romanesque Revival style. Henry Osterman lived and worked in the city from 1889 to 1927 and contributed dozens of well designed, substantial buildings in a variety of styles, with a special focus on the Neoclassical, that contributed greatly to the architectural qualities seen in the city today. While the city's growth had slowed by the 1920s, a good representation of modern styles are also present, including the Art Deco Pacific Telephone and Telegraph Building, as well as a handful of stylish Modern banks constructed in the post-war era. The Period of Significance for this nomination begins in 1869, the date of construction of the first extant building in the district, and ends in 1971, the construction date of the most recent contributing building in the downtown. The Level of Significance for this Nomination is Local.

## HISTORIC CONTEXT

### EARLY SETTLEMENT ( to 1858)

The City of Walla Walla is located in the southeast corner of Washington State, at the southern edge of the great wheat-growing region of the Palouse and west of the Blue Mountains, which are dotted with towns with names like Eden, Paradise, and Mountain View. Historic maps show that the town of Walla Walla and immediate region was settled at the confluence of several important rivers.<sup>11</sup> Thus, the name Walla Walla, which means "place of many waters," is apt. To the northwest is the confluence of the Columbia River, the largest river in the Pacific Northwest, and Snake River, its largest tributary. Just west of the city, Mill Creek, which runs through the city as a channelized waterway, meets the junction of the West and East Little Walla Walla Rivers. The Walla Walla River itself joins the Columbia at Wallula, just south of the confluence of the Snake and the Columbia rivers. This has been a historically important junction, one that connected Walla Walla with the world, from its earliest days, as well as an important Native American site. The Walla Walla Valley's

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<sup>11</sup> Note that the routes of the rivers are less visible on contemporary maps due to the presence of dams.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

dry, temperate climate, favorable soils and plentiful water made possible agricultural richness of this area. This has driven the city's economy from early settlement to this day.

### **The Indigenous Peoples and the Early Fur Trade**

The watershed of the Columbia River, within which Walla Walla is located, has been occupied by numerous groups of Native American and First Nation indigenous peoples since time immemorial. The Columbia Plateau is the prominent geographic feature and the major agricultural region of the interior Columbia River Basin.<sup>12</sup> It is an area of flat land and gently rolling hills cut by the sometimes steep river canyons of the Columbia and its tributaries. The Columbia River makes a looping S-curve through the central Washington part of the Columbia Plateau.<sup>13</sup> Its northern border is marked by the Columbia River and the mouth of the Okanagan River. On the south, the plain includes the drainage of the Deschutes River in Oregon. On the east the plateau includes the Camas Prairie of central Idaho, and on the west it runs to the foothills of the Cascade Mountains.

Indigenous peoples on the Plateau were able to live off the largess of the land in this diverse area, from hunting deer and elk to fishing in the Columbia River and its tributaries to harvesting roots on the Camas Prairie. The Nez Perce, Cayuse, and Flathead people had access to horses as early as 1730, which enabled them to also travel to the Great Plains for bison hunting and general trade, resulting in their adaptation of more of the plains culture.<sup>14</sup> In general, the Walla Walla and Umatilla lived along the Columbia River, while the Cayuse lived in the tributary river valleys of the Blue Mountains. The Walla Walla and Umatilla were connected to the Shahaptian speaking people and the Cayuse spoke a now extinct language known as Waiilatpuan.<sup>15</sup> Trade was a key element of Columbia Plateau life, particularly due to its location between the Great Plains and the Pacific Coast.<sup>16</sup> The wealth embodied in the land would make it attractive place for Euro-Americans to settle, as well as the Indigenous tribes who have lived there from time immemorial.

Contact between Native Americans and Euro-Americans on the Columbia Plateau began with Lewis and Clark's expedition, the Corps of Discovery. In 1805 Lewis and Clark traveled down the Snake River and then down the Columbia River to its mouth. In 1806 they returned east by proceeding for one mile up the Walla Walla River from its mouth, then traveling overland, to and then up the Touchet River, bypassing the future site of Walla Walla.<sup>17</sup> What became the Whitman mission site was within the primary lands of the Cayuse. Their lands came to stretch from the Blue Mountains to the John Day River and the upper reaches of the Walla Walla, Umatilla, and Grande Ronde rivers.<sup>18</sup>

The next group of Euro-Americans to travel to the area were other explorers and fur trappers. Both the British and United States governments hoped to obtain control of the future Oregon Territory. David Thompson of the North West Company, a British fur company, staked a claim for his country at the mouth of the Snake River on July 9, 1811. He continued to the mouth of the Columbia, only to find that the United States' Pacific Fur Company was in the process of building a trading post there.<sup>19</sup>

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<sup>12</sup> The Columbia Plateau formed between 6 million and 16 million years ago as the result of successive flows of basalt. The Columbia Plateau includes the cities of Ellensburg, Wenatchee, Yakima, Moses Lake, Walla Walla, Pullman, and the Tri-Cities of Washington (Pasco, Kennewick, Richland); Pendleton, Umatilla, and The Dalles, Oregon; and Moscow and Lewiston, Idaho. "Columbia Plateau," *Northwest Power and Conservation Council*, <https://www.nwcouncil.org/reports/columbia-river-history/columbiaplateau>, Accessed April 2020.

<sup>13</sup> Ibid.

<sup>14</sup> "Columbia River," *Wikipedia*. [https://en.wikipedia.org/wiki/Columbia\\_River](https://en.wikipedia.org/wiki/Columbia_River), Accessed April 2020.

<sup>15</sup> The Cayuse would come to adopt the Nez Perce language in their new region.

<sup>16</sup> Artifacts Consulting, Inc., *Downtown Walla Walla Intensive-Level Survey*. Prepared for the City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017:18.

<sup>17</sup> Catherine E. Dickson, *An Archaeological Investigation of Proposed Improvements to Mill Creek Road, Walla Walla County, Washington*. Submitted to Western Federal Lands Highway Division. Confederated Tribes of the Umatilla Indian Reservation Cultural Resources Protection Program, Mission, Oregon, 2012. Lewis and Clark camped at Wallula Gap.

<sup>18</sup> Robert H. Ruby, John A. Brown and Cary C. Collins, *A Guide to the Indian Tribes of the Pacific Northwest* (Third Edition). Norman, OK: University of Oklahoma Press, 2010 (1986):17.

<sup>19</sup> Ibid.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

Hoping to capitalize on the Chinese fur trade the North West Company purchased the Pacific Fur Company and returned east.<sup>20</sup> They began constructing Fort Nez Perce (later named Fort Walla Walla) in July 1818 to access the lower Columbia River transportation corridor, where trails from different parts of the interior converged, soliciting help from the local tribes to help them trap the valuable beavers.<sup>21</sup> In 1821 the Hudson's Bay Company took over the North West Company, which resulted in their monopoly over the fur trade in what became the Oregon Territory. In part to access the upper Snake River, they made Fort Nez Perce, at the confluence of the Walla Walla and Columbia rivers, their District Headquarters.<sup>22</sup> "A profitable trade with local tribes operated out of the fort, gardens were planted, and the first cattle were brought into the area."<sup>23</sup> They operated in the region until the 1846, when a treaty establishing the United States/Canadian border at the 49<sup>th</sup> parallel, caused the company to eventually leave the region. Life on the Columbia Plateau was already changing, however, through contact with American settlers.

### The Missionaries and the Indian Wars

The history of the city of Walla Walla and the settlement of the Walla Walla Valley is integral with the history of Native Americans in the region in the sense that Euro-American settlement of the Walla Walla area began with the founding of the Whitman mission. It was sponsored by the American Board of Commissioners for Foreign Missions, whose purpose was to convert the Indians to Christianity. The mission became an important stop on the Oregon Trail as waves of settlers came through, which increasingly alarmed the native Cayuse Indians. Historian Walter Meacham wrote that 900 settlers crossed the plains to the Pacific Northwest in 1843. They were followed by 1,200 settlers in 1844, 3,000 in 1845, and 4,700 in 1847.<sup>24</sup>

The next group of travelers to the Columbia Plateau were the missionaries. Presbyterian missionaries Marcus and Narcissa Whitman and their family and party settled at Waiilatpu (west of today's College Place) in October 1836 to minister to the Cayuse.<sup>25</sup> The mission at Waiilatpu, which was within Cayuse lands, grew to include living quarters, a school, a blacksmith shop, a grist mill, a saw mill, and about 200 acres of cultivated land.<sup>26</sup> It became an important stop on Oregon Trail beginning in 1843.

The Whitmans would become forever etched in the history of Walla Walla as a result of the Whitman Massacre, which occurred on November 29, 1847. The Whitmans and twelve of their followers were killed by Cayuse Indians, along with some of their Umatilla and Nez Perce allies. The causes of the massacre have been attributed to disputes over ownership of mission lands, the increasing number of immigrants traversing the Cayuse's lands, well-founded suspicions that the travelers were carrying measles, and the fact that Dr. Whitman was unable to help them with the disease.<sup>27</sup> The ensuing Cayuse War of 1847-1850 ended with the hanging of five Cayuse Indians in 1850 who were deemed guilty of perpetrating the Whitman Massacre.<sup>28</sup>

<sup>20</sup> The economic factor driving the fur trade was both the European and Chinese markets. "History of CTUIR," *Confederated Tribes of the Umatilla Indian Reservation*, <http://ctuir.org/history-culture/history-ctuir>, Accessed March 2020.

<sup>21</sup> Dickson, 2012:1.

<sup>22</sup> Fort Nez Perce was located near Wallula Junction, which was located near the mouth of the Walla Walla River. This was the site of a large permanent village of the Walla Walla people. The Nez Perce trail led down to the Columbia River at Wallula en route to Celilo Falls. Eugene S. Hunn, E. Thomas Morning Owl, Phillip E. Cash and Jennifer Karson Engum, *Caw Pawa Laakni, They are Not Forgotten, Sahaptian Place Names Atlas of the Cayuse, Umatilla, and Walla Walla*. Pendleton, OR: Tamastsiikt Cultural Institute with Ecotrust, Portland, Oregon, 2015:96.

<sup>23</sup> Michael J. Paulus, Jr., "Walla Walla - Thumbnail History," February 26, 2008. *HistoryLink.org Online Encyclopedia of Washington State History*. <http://www.historylink.org/File/8486>, Accessed March 2020.

<sup>24</sup> Walter Meacham, 1923, quoted in "History of CTUIR," *Confederated Tribes of the Umatilla Indian Reservation*, <http://ctuir.org/history-culture/history-ctuir>, Accessed March 2020.

<sup>25</sup> Presbyterian missionaries Henry and Eliza Spalding traveled across the plains with the Whitmans and settled among the Nez Perce in Idaho on Lapwai Creek in November 1836. The Whitman Mission National Historic Site is owned and operated by the National Park Service.

<sup>26</sup> Paulus, 2008:2.

<sup>27</sup> Robert H. Ruby, John A. Brown and Cary C. Collins, *A guide to the Indian Tribes of the Pacific Northwest* (Third Edition). Norman, OK: University of Oklahoma Press, 2010 (1986):19.

<sup>28</sup> "History of CTUIR," *Confederated Tribes of the Umatilla Indian Reservation*, <http://ctuir.org/history-culture/history-ctuir>, Accessed March 2020.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

Following the deaths of the Whitmans, other missionaries left the area. The American Board of Commissioners' mission work among the Cayuse and neighboring tribes was terminated as tensions increased between the Cayuse, the territorial militia, and arriving settlers. The region was effectively closed to Euro-American settlement for the next decade.<sup>29</sup> In 1856, in response to Indian uprisings that began in 1855, Fort Walla Walla was established at its present site, the third fort to bear that name.<sup>30</sup>

The Donation Land Claim Act of 1850, which further spurred settlement in the Oregon Territory, led to more immigrations and corresponding tensions between the Indians and the settlers.<sup>31</sup> Not only did the Act encourage settlement on Indian land without their permission or even consultation, it also deprived them of their usual and accustomed means of livelihood, from seasonal food gathering to trade.<sup>32</sup> "Relations were strained by continual immigration into their land, loss of resources, disease and other pressures."<sup>33</sup>

In 1855 a Council was convened at the old Indian ground on Mill Creek, six miles above Waiilatpu in the Walla Walla Valley to negotiate a treaty with the Indians of the region and remove them to a reservation. It was presided over by the new Governor of the Washington Territory and Superintendent of Indian Affairs for the that territory, Isaac Stevens, and Joel Palmer, the Superintendent of Indian Affairs for the Oregon Territory. The Indians that participated included the Nez Perce, Cayuse, Walla Walla, Yakama, and Palouse tribes, as well as representatives from other tribes. Three reservations were created including the Umatilla Reservation. A Treaty between the United States and members of the Walla Walla, Cayuse, and Umatilla tribes was signed on June 9, 1855 and ratified by Congress on March 8, 1859. The Cayuse, Walla Walla, and Umatilla had ceded 6.4 million acres of land, reserving access rights for fishing, hunting, gathering foods and medicines, and pasturing livestock, and 510,000 acres on which to live.<sup>34</sup> The Federal government declared the ceded land in the Public Domain and auctioned it at public sale.<sup>35</sup>

## **THE FOUNDING OF WALLA WALLA (1859 TO 1880)**

The origins of the City of Walla Walla began with the establishment of Fort Walla Walla in 1856 by the United States Army, just southwest of present-day Walla Walla. Preceding establishment of the city was the founding of the Whitman Mission in 1836, the Whitman Massacre of 1847, the ensuing Indian Wars, and the 1855 treaty with the Cayuse, Walla Walla, and Umatilla Indians and their removal to what is now the Confederated Tribes of the Umatilla Indian Reservation.<sup>36</sup> United States Army Colonel George Wright announced on October 29, 1858 that peace had been restored on the Columbia Plain and that "the land lay ready for settlers."<sup>37</sup> Less than a year later, the city of Walla Walla was well on its way to becoming a thriving young settlement.

### **Founding Walla Walla**

Washington Territory was carved out from Oregon Territory in 1853, and Walla Walla County was among the original counties, established on April 25, 1854. The territory was vast, extending from close to the Cascade Mountains to the Rockies and from the Columbia River to the Canadian border, as it does today. The city of Walla Walla was named the county seat five years later, on November 7, 1859. The first homestead claim in

<sup>29</sup> Artifacts, 2017:19. Eventually, Roman Catholic missionaries began to minister to the Indians again.

<sup>30</sup> Sally B. Woodbridge and Roger Montgomery, *A Guide to Architecture in Washington State*. Seattle, WA: University of Washington Press, 1980:424. The buildings on this site were constructed between 1858 and 1906.

<sup>31</sup> "The law, a forerunner of the later Homestead Act, brought thousands of white settlers into the new territory, swelling the ranks of settlers traveling along the Oregon Trail. 7,437 land patents were issued under the law, which expired in late 1855." "Donation Land Claim Act," Wikipedia, [https://en.wikipedia.org/wiki/Donation\\_Land\\_Claim\\_Act](https://en.wikipedia.org/wiki/Donation_Land_Claim_Act), Accessed April 2020.

<sup>32</sup> "History of CTUIR."

<sup>33</sup> "History of CTUIR."

<sup>34</sup> Ibid. Note that these agreements would be challenged or altered many times over the ensuing years.

<sup>35</sup> "History of CTUIR."

<sup>36</sup> Fort Walla Walla was previously named Fort Nez Perce and was located where the Walla Walla River meets the Columbia at Wallula Junction. The name Fort Nez Perce, which was established in 1818, was changed to Fort Walla Walla in 1835.

<sup>37</sup> D. W. Meinig, *The Great Columbia Plain, A Historical Geography, 1805-1910*. Seattle, WA: University of Washington Press, 1995 (1968):201.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

the valley was filed by Ransom Clark, located south of the city, also in 1859.<sup>38</sup> The city was laid out by County surveyor H.H. Chase in 1859, with its eastern edge at roughly 1<sup>st</sup> and Main Street. The quarter-mile square town was incorporated on January 11, 1862.<sup>39</sup> One of the oldest permanent settlements in the State of Washington, the town gained the name of Walla Walla on November 17, 1859, after have been previously called Steptoeville and Waiilatpu or Waiilepta.<sup>40</sup> The principal businesses of the town at this time were raising cattle and supplying Fort Walla Walla.<sup>41</sup>

The street and block pattern that is at the heart of the downtown historic district has been established since 1860. The larger organization was dictated by the presence of Mill Creek, the relationship of the budding town to the military encampment, and the presence of the Nez Perce Trail. The skewing of the grid that occurred as a result was made necessary by the crossing of Mill Creek by the Nez Perce Trail, which became Main Street and the street linking the new town and the military post. The town was established along Mill Creek and a remnant of the old Nez Perce Trail that crossed the creek at what is now the intersection of First Avenue and Main Street (originally called Nez Perce).<sup>42</sup> The town grew outward from that nucleus, which represents the center of the historic downtown to this day.<sup>43</sup>

This informal pattern was formalized in a survey conducted in 1860, which created Main Street, Alder, Poplar, and Birch Streets, and then the cross streets of 1<sup>st</sup> through 7<sup>th</sup> Streets (Avenues today), according to historian Robert Bennett.<sup>44</sup> He explains the geometry this way: "The route of Main Street followed the line of the old Nez Perce Indian Trail. Consequently, the streets leading off it were at right angles to it, and were not in a north-south orientation. This was corrected as the city moved eastward. Thus, we have Walla Walla's peculiar street pattern typified by the three street intersection at the corner of Palouse, Main, and Boyer Streets."<sup>45</sup> This layout and the accompanying street names persist to this day.

A depiction of Main Street in Walla Walla in 1859 was illustrated in the 1980 history of Walla Walla by historian Bennett. It was occupied by nine buildings, including part of the old cantonment (military post), based on an 1858 description by A.B. Roberts.<sup>46</sup>

## The Gold Rush

Almost immediately after Walla Walla was founded, gold was discovered in Idaho and Walla Walla became a supply point for the gold fields.<sup>47</sup> The first strike was at what became the Oro Fino mines in Idaho, along the Clearwater River.<sup>48</sup> The boom continued with a series of gold rushes in the 1860s in the Blue and Wallowa Mountains of Oregon, in Helena and Virginia City in Montana, and in Kootenay in Canada. All of these regions could be reached through Walla Walla by traveling up the Columbia River. The influx of gold seekers from Oregon and California coming up the Columbia River passed through Walla Walla, where they purchased mining outfits of provisions, tools, camp equipment and animals to pack the same to the mines.<sup>49</sup> They also purchased food. As a result, ranchers, farmers, and merchants prospered.<sup>50</sup>

The rush to the gold country is described as follows in Robert Bennett's *Portrait of a Western Town*: "From persons who have arrived here from The Dalles during the week, we learn that there were some four thousand

<sup>38</sup> Robert A. Bennett, *Walla Walla: A Portrait of a Western Town, 1804-1899*. Walla Walla, WA: Pioneer Press, 1980:45.

<sup>39</sup> The plat was filed and recorded on July 5, 1867.

<sup>40</sup> Bennett, 1980:51. The post office name was not officially changed until September 8, 1862. Bennett, 1980:51.

<sup>41</sup> Paulus, Michael J., Jr., "Walla Walla - Thumbnail History," February 26, 2008. *HistoryLink.org Online Encyclopedia of Washington State History*. <http://www.historylink.org/File/8486>, Accessed March 2020:3.

<sup>42</sup> Bennett, 1980:50.

<sup>43</sup> Bennett, 1980:44.

<sup>44</sup>1980:50. The survey was approved by County Commissioners by Walter W. Johnson, Civil Engineer in October 1861.

<sup>45</sup> Ibid.

<sup>46</sup> Bennett, 1980:46-47.

<sup>47</sup> Bennett, 1980:44.

<sup>48</sup> Bennett, 1980:56. This was within Nez Perce country and a Nez Perce Indian did have a role in the discovery.

<sup>49</sup> Ibid.

<sup>50</sup> Ibid.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

miners in Portland, fifteen days ago, awaiting the opening of navigation [after a harsh winter] to the upper country. Hundreds were arriving by every steamer and the town was literally overflowing . . . during April, 3,000 people left Portland by steamer for the mines, and by the last of May, it was estimated that between 20,000 or 25,000 people had reached, or were on their way to and near, the mines east of the Cascade Mountains. The yield of gold in 1862 in this region of the country reached \$7,000,000 and several millions in addition to this were shipped through avenues not reported."<sup>51</sup>

## **The Growth of Agriculture**

The gold rushes encouraged cattle ranching by generating a demand for beef. Anticipating this, large herds of stock were driven into Walla Walla County by ranchers in the latter part of 1861.<sup>52</sup> The farmers were also able to command high prices for produce, bacon, flour, butter, and cheese, and merchants could charge top dollar for such goods as sugar, coffee, and tobacco.

The richness of the grasslands around Walla Walla was known, as they served the Indians' large herds of horses and their cattle year-round. The productivity of the plateaus, with its bunch grass that had previously fed vast herds of Indian ponies, would soon make it a center for wheat growing and flour milling.<sup>53</sup> Crop-farming also characterized the early agricultural activities. People coming into the region during the gold rush became familiar with Walla Walla's favorable location, climate, and soils. This in turn led to the region's growth as an agricultural center once the gold rush was over. By 1863, thousands of acres of land were being cultivated.<sup>54</sup> The region's central place in agriculture in turn led to the development of manufacturing that supported the agricultural industry.

According to Walla Walla historian Robert Bennett, the prosperity visited on Walla Walla by the gold rush brought a wave of building. He states that in 1862, the number of buildings in Walla Walla doubled; fifty buildings had been erected during the summer of 1862 and another thirty were in the process of being erected. Most of the buildings were small frame structures and log houses.<sup>55</sup>

## **Advances in Transportation**

Advances in transportation in the 1860s to 1880 facilitated the opening of the region as well. The demand for improved transportation to the Walla Walla Valley had begun with the gold rush and continued as the area was opening up for ranching and farming. In 1861, the Oregon Steam Navigation Company (O.S. & N.Co.) offered daily steamboat service on the Columbia from Portland to The Dalles and twice weekly service from there to Wallula at the mouth of the Walla Walla River. Freight and passengers could advance up the Snake River to Lewiston under high water conditions. From this point goods had to be transported via stage or wagon freight line between Wallula to Walla Walla. These were the means by which travelers from Portland could access Walla Walla at this time, due to the need for portages, low water conditions, and the monopoly held by the O.S. & N.Co.

Walla Walla first started exporting wheat and flour to Portland, as well as to Lewiston, about 1866.<sup>56</sup> The Walla Walla Valley needed cost-effective transportation to get their expanding product to market and the monopoly of the O.S. & N. Co. had become an inhibiting factor. Seeking a more expeditious means to reach Wallula, Walla Walla's Dr. Dorsey Syng Baker, a merchant, entrepreneur, and co-founder of the Baker Boyer Bank, obtained a charter to build a railroad from Walla Walla to the steamship landing at Wallula in 1868.<sup>57</sup> Wallula was the

<sup>51</sup> Bennet:1860:62, quoting from *The Washington Statesman*, March 22, 1862.

<sup>52</sup> Bennett, 1980:61.

<sup>53</sup> Woodbridge: 1980:9.

<sup>54</sup> Paulus, 2008:4.

<sup>55</sup> Bennett, 1980:62.

<sup>56</sup> Gilbert, 1882:240.

<sup>57</sup> Wallula had been platted in 1862 around the site of the original Fort Walla Walla. Paulus, Michael J., Jr., "Walla Walla - Thumbnail History," February 26, 2008. *HistoryLink.org Online Encyclopedia of Washington State History*. <http://www.historylink.org/File/8486>, Accessed March 2020:4.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

main access point to the Columbia River from Walla Walla and therefore the main route to Portland. Baker built a narrow gauge railroad between 1872 and 1875, calling his railroad the Walla Walla and Columbia River Railroad (also seen as the Washington and Columbia River Railroad).<sup>58</sup> As a result, shipping to Portland occurred via a combination of railroad, river barge, and schooner. From Portland, the wheat could be shipped worldwide and in fact, an early market was Liverpool, England. It could also be shipped further east, to Lewiston.<sup>59</sup> By 1876, six mills in Walla Walla were shipping wheat and flour by way of the new railroad.<sup>60</sup> By 1878 the river boats could hardly keep up with the amount of grain being exported.

By 1873 the steamship company had purchased the right-of-way for a rail line that would extend from Portland to Wallula. This line would ultimately become part of the Pacific Northwest's first transcontinental railroad, the Northern Pacific.<sup>61</sup> This railroad had been chartered and received a land grant in 1868. The first leg from Tacoma to the Columbia River at Kalama, south of present-day Longview, was completed in 1873. Walla Walla would be connected to the transcontinental line via this route, along the Columbia, and via a route that connected it to the railroad hub of Spokane Falls by 1883.

### City Building

The first commercial buildings in downtown Walla Walla were relatively simple wood Western False Front structures. This initial wave of building (decimated in part by a fire in 1875<sup>62</sup>) led to more permanent, sophisticated structures in the years from the 1860s to 1880. As expressed in the 2017 intensive survey of the downtown, "These buildings signaled the rising stature of the community . . ." <sup>63</sup> There are seven extant buildings in Walla Walla representing the founding of Walla Walla through 1880. The earliest building in the historic district that survives to this day is the 1869 Romanesque Revival Brechtel Building (21 W. Main Street, listed in the National Register of Historic Places). They include the Brechtel Building; the Reynolds-Day Building (1874); the O'Donnell Hardware Building' (1875); the Stephens Block (1876); the 1879 Paine Building (1879); the Kennedy Block (1879); and the impressive Barrett Building (1880), which takes up nearly a whole block. Most of the buildings are Italianate and all are within a three-block area on Main Street.

By 1880 the city enjoyed improved connections to Portland, which facilitated the export of goods and economic development. Businesses in Walla Walla's commercial core consisted of all the types of businesses needed to support a young town, with a particular focus on grocery stores and mercantiles. The establishment of the following institutions indicate the growing stability of the town. The first bank, the Baker Boyer Bank, was established in 1869 and the First National Bank was formed in 1878.<sup>64</sup> Other developments in these early days included the establishment of several churches, including the Roman Catholic (1859), Methodist (1859), Congregational (1865), Episcopal (1872), and Presbyterian (1873) churches; the Walla Walla Library Association (1865); telegraph service (1870); and telephone service (1878).<sup>65</sup> Catholic schools for girls (1864) and boys (1865) were established, as well as the Whitman Seminary in the city (1866). The first Walla Walla Agricultural Society's fair was also held in 1866.<sup>66</sup> The Sisters of Providence Hospital (now St. Marys) was founded in 1879. By 1880, Walla Walla's population was 3,500 and it was the largest city in Washington Territory.

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<sup>58</sup> A portion of this route crossed Indian land. "History of CTUIR," *Confederated Tribes of the Umatilla Indian Reservation*, <http://ctuir.org/history-culture/history-ctuir>, Accessed March 2020.

<sup>59</sup> Gilbert, Frank T., *Historic Sketches of Walla Walla, Whitman, Columbia and Garfield Counties, Washington Territory, and Umatilla County, Oregon*. Portland, OR: A.G. Walling, 1882:242.

<sup>60</sup> Gilbert, 1882:251.

<sup>61</sup> Ibid.

<sup>62</sup> A fire on October 18, 1875, burned all the wood structures on the northern side of Main Street between 2<sup>nd</sup> Street and the Small's Opera House at 2<sup>nd</sup> and Alder. Artifacts Consulting, Inc., *Downtown Walla Walla Intensive-Level Survey*. Prepared for the City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017:20.

<sup>63</sup> Ibid.

<sup>64</sup> Ibid.

<sup>65</sup> Artifacts, 2017:22.

<sup>66</sup> Paulus, 2008:4.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## **THE RAILROAD AGE AND EXPANSION (1881-1899)**

### **Improvements in Regional Access**

Walla Walla's location, the type of its products it generated (mostly agriculturally related), its markets, and the character of the Columbia River influenced how the city developed from its earliest days. The demand for transport from Portland, up the Columbia River to Wallula and Walla Walla began with the gold rushes. Miners, their equipment, supplies, and animals flowed into and out of the Walla Walla area, as Walla Walla was the main supply point for miners heading to the gold fields in points east and north. But steamboat travel was impeded by the need for portages around falls at Cascade and Celilo. Access to Wallula from Walla Walla was also limited, as freight travel was limited to stages or wagons. In 1862 the Oregon Steam Navigation Company started building railroads at the portages, but it would be some time before the railroads expanded beyond this limited application.<sup>67</sup>

### **Connections to the Transcontinental Line**

In 1871 the Northern Pacific Railroad undertook a survey of the route from Wallula to Portland in advance of a possible rail connection between the two cities. By 1873, however, the steamship company had purchased this right-of-way.<sup>68</sup> In 1879 the Oregon Steam Navigation Company sold their lines to Oregon Railway & Navigation Company. This company would complete the railway connection to Portland on behalf of the Northern Pacific Railroad.<sup>69</sup>

In 1862 Congress had chartered a second transcontinental line, which would ultimately serve Walla Walla.<sup>70</sup> This transcontinental line, the Northern Pacific Railroad, was expected to link the head of Lake Superior to Puget Sound and Portland. In 1868 they received a land grant to build and operate the line. Construction began in 1870 and by June 1873 the track extended from Duluth to the Missouri River. A separate section linked Kalama, south of present-day Longview in Washington on the lower Columbia, to Tacoma in 1873. The Northern Pacific arrived in Spokane from Wallula on June 25, 1881. The transcontinental connection was completed September 8, 1883 at Gold Creek, Montana Territory.<sup>71</sup> By this point Spokane was connected to Seattle and Tacoma via the rail line over the Cascades, there was a rail connection between Wallula and Spokane, and a rail connection between Wallula and Portland. The transcontinental connection in Washington Territory created tremendous growth spurts in the urban centers. The ensuing growth set the tone for the next few decades.<sup>72</sup>

### **Developments in Walla Walla**

A total of nine new buildings that are still extant in the historic district were constructed within this 20-year time frame. The 1880s saw the development of the Third National Bank, the only Beaux Arts style building constructed in the historic district at this time (1885); the Seil Building (1886); the H.E. Holmes Building (1887); and the Max Baumeister Building (1889, listed in the National Register of Historic Places).

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<sup>67</sup> Gilbert, Frank T., *Historic Sketches of Walla Walla, Whitman, Columbia and Garfield Counties, Washington Territory, and Umatilla County, Oregon*. Portland, OR: A.G. Walling, 1882:260.

<sup>68</sup> Ibid.

<sup>69</sup> Spokane became the great railroad hub in eastern Washington. Between 1883 and 1909 five separate rail connections tied eastern Washington to Puget Sound. Woodbridge:1980:18..

<sup>70</sup> The first one was the central line from Omaha, Nebraska to Sacramento, California which was completed by the Union Pacific and Central Pacific companies, which made the overland connection by May 1869. Peter J. Lewty, *Across the Columbia Plan, Railroad Expansion in the Interior Northwest, 1885-1893*. Pullman, WA: Washington State University Press, 1995:xiii.

<sup>71</sup> Two additional transcontinental lines were to eventually go through Spokane: The Great Northern in 1892 and the Chicago, Milwaukee, St. Paul and Pacific in 1909. In 1884 the Portland-based Oregon Railway and Navigation Company connected with the Union Pacific via southern Idaho and completed that transcontinental link. The Canadian Pacific was connected to Spokane through the Spokane Falls & Northern Railway by 1889.

<sup>72</sup> Woodbridge:1980:10.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

The city grew rapidly in the 1890s, reaching a population of 10,000. New developments within the downtown but outside the historic district include a 1892 fire that destroyed the Stine House, the city's first hotel; the Dacres Hotel was constructed on the site in 1899. The Walla Walla Street Railway and Investment Company opened its streetcar system in 1890, using horses to pull passenger cars along the tracks. Operations grew to include six cars and four miles of track before service was discontinued in 1899.<sup>73</sup> In its place, the Walla Walla Street Railway and Investment Company created a new streetcar system.<sup>74</sup> By 1890, the downtown had filled in and there were fewer vacant lots for development.<sup>75</sup> This decade saw the construction of the Queen Anne style Rees-Winans Block (1890, today it is the International Style Jones Building, having been remodeled in subsequent years); the Sayers Building (1890); the Whiteside/Westside Building (1890); an 1892 commercial building; and the A.K. Dice Building (1899). The majority of these buildings were Italianate in style. Agricultural implement stores, liverys, churches, and dwellings surrounded the commercial core. By the end of the 19<sup>th</sup> century, Walla Walla was poised to take on new infrastructure improvements and build new institutions.

### **WALLA WALLA AND THE PROGRESSIVE ERA (1900-1928)**

The population of Walla Walla in 1900 was 10,094, a jump of more than 100% from the previous decade. It would nearly double again in the decade between 1900 and 1910, before shrinking by nearly 20% in 1920. Between 1920 and 1930, it grew a mere 3%. Many achievements took place in the first decade of the 20<sup>th</sup> century, however. The 1880s and 1890s had seen the growth of railroads and improved access to regional and national markets, thus securing Walla Walla's position as a regional center of agriculture. The next decade would see the development of the city and its institutions. While Walla Walla lost population and regional prestige to the new rail hub of Spokane following its heady years of expansion, it now embarked on a period of building and expanding civic and social institutions (and the buildings that housed them) that would reflect a new era of sophistication.<sup>76</sup> It also actively embarked on a period of improving its infrastructure, which would set the stage for the following decades of improvements for the young city.

#### **The Progressive Era and City Building**

The Progressive Era in the United States in general was an era of reform that followed on the industrial revolution and a period of rapid change. It also followed on the growth of modern capitalism and introduced widespread social activism and political reform. In terms of urban planning, it was closely associated with the City Beautiful Movement. Its influence was strongly felt in the west, when many towns were attempting at this time to establish the institutions that would soften the rough edges of the boom years.<sup>77</sup> Walla Walla's Progressive Era took place from about 1900 to 1929, the year of the stock market crash. The majority of extant buildings in Walla Walla's downtown historic district would be built in this era, which reflects the considerable investment in Walla Walla's built environment in this time frame.

Walla Walla's new streetcar system, which was developed by the Walla Walla Street Railway and Investment Company, was in place by 1899. The city started paving its streets and replacing wood sidewalks in 1904. A new hydroelectric dam on the Walla Walla River and new powerplant in 1904 and 1905 respectively gave the city reliable and affordable electricity. This in turn allowed for the installation of a new electric trolley system in 1906.<sup>78</sup> The city also took on improvements to its parks in 1908 (City Park, Pioneer Park today) and in 1924 (Wildwood Park). Walla Walla would consult with famed landscape architect John Charles Olmsted of Brookline, Massachusetts on the design of City Park in 1906, and different organizations would participate in the fund-raising and physical work it took to implement these improvements by the end of the first decade of the century.

<sup>73</sup> Artifacts Consulting, 2017:23.

<sup>74</sup> Artifacts Consulting, 2017:22.

<sup>75</sup> Artifacts Consulting, 2017:21.

<sup>76</sup> Between 1883 and 1909 five distinct rail connections tied eastern Washington to Puget Sound. Woodbridge, 1890:18.

<sup>77</sup> In the United States in general the Progressive Era was generally considered to have taken place from about 1890 to 1920. In Walla Walla, the era is considered to have occurred from about 1900 to 1929, the year of the stock market crash.

<sup>78</sup> An interurban line connecting Walla Walla with Milton, Oregon opened in 1907.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

The 1905 Sanborn Fire Insurance maps illustrate a city on the rise. Walla Walla in 1905 was a city of industry and churches. It also boasted two hospitals, a Carnegie Library, several schools, two colleges, and the county courthouse. There were no fewer than 16 churches representing many denominations. Buildings illustrating the presence of industry in Walla Walla – much of it agriculturally based – included many mills, including feed mills and elevators, numerous warehouses, lumber yards and planing mills, several breweries, a fruit dryer, a foundry, two slaughterhouses, and various manufacturers.

The city was served by two railroads. The Washington and Columbia River Railroad (a subsidiary of the Northern Pacific) had freight and passenger depots on the block bounded by N. Palouse, E. Main, N. Spokane, and E. Rose Streets, at what is the northeast edge of the historic district today. The Oregon Railroad and Navigation Company (O.R. & N.Co. ) had a passenger and baggage depot and two freight houses on the west side of N. 10<sup>th</sup> Street between Elm and Paine Streets, northeast of the downtown. This served the broad-gauge tracks. The narrow-gauge tracks of the O.R. & N.R. passed north of the downtown along Rees Avenue.

The downtown was densely developed along Main Street, from the Washington and Columbia River Railway depot at E. Main and N. Spokane Streets to the Walla Walla County Courthouse at Main and 5<sup>th</sup> Streets (Avenue today). Businesses along E. Rose Street backed up onto Mill Creek, which was open and crossed by bridges at key points. Secondary businesses, such as boarding houses and lodgings, liverys, small restaurants, and a brewery were located along Alder Street. The city also boasted three hotels.

Fueled by the agricultural industry, these three decades represent Walla Walla's greatest period of new building in the downtown. Sixty-one buildings would be constructed in the historic district between 1900 and 1928, most of them designed by significant architects from Walla Walla and Seattle. Most of Walla Walla's most architecturally impressive buildings were constructed in this era, including the Romanesque Revival Die Brucke (1903) and Central Christian Church buildings (1906); American Renaissance Revival Drumheller (1904), Gustav Harras (1904), and Denny buildings (1906); the Neoclassical Masonic Temple (1905), City Hall (1906) and Baker Boyer Bank (1911); and the Beaux Arts YMCA (1907) and Jensen buildings (1919), to name a few. At the same time, more modest commercial buildings were constructed that housed all manner of businesses. A good representation of this type of building from this era would be the 1920 Pantorium Cleaners and Dye Works, which is a pale brick, one-part commercial block. The eleven-story, Italian Renaissance Revival Marcus Whitman Hotel would not be built until 1929, the year of the stock market crash that led to the Great Depression.

### **John C. Olmsted in Walla Walla**

Another noteworthy event that occurred in this era was the design and construction of Walla Walla's 1908 City Park (Pioneer Park today). While this park is not in the downtown, it represents the city's largest formal park and reflects the same city planning and design principles on display in the city's new buildings.<sup>79</sup> And at 40 acres, the former site of the city's water reservoir, it became Walla Walla's version of Olmsted's Central Park in New York or in Golden Gate Park in San Francisco.

In December 1906 John Charles Olmsted was returning from Seattle, where he had been advising that city on the design of the grounds for the Alaska-Yukon Exposition and the Seattle park system.<sup>80</sup> At the urging of Whitman College president Stephen Penrose ("a fellow New Englander"), he stayed in Walla Walla for two days to advise Whitman College on the design of their campus. Walla Walla's *Evening Statesman* newspaper reported that, "It is the idea to make the campus of the Walla Walla institution one of the most beautiful in the

<sup>79</sup> The first park was the small 1904 Volunteer Park, which displays a monument to the Walla Walla soldiers who served in the Spanish-American War, designed by Parks Commission President John Langdon.

<sup>80</sup> The Olmsted Brothers was the successor firm to the firm established by the renowned Frederick Law Olmsted, Sr. (1822-1903), who is generally credited with founding the landscape architecture profession.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

United States.”<sup>81</sup> A base map of the City of Walla Walla from the Olmsted office files clearly shows Olmsted’s concept sketch for the design of the campus. While there he also advised John C. Langdon, president of the Walla Walla Park Commission, on the design of his own garden at his home.<sup>82</sup> Lastly, he was asked to advise on a park system for Walla Walla. According to the Olmsted office archives, “The newspaper reported that he recommended not selling any of Pioneer Park. He also recommended a playground on the west side of downtown along Mill Creek. He is quoted as saying ‘A city of Walla Walla’s size should have at least four different public squares or playgrounds for the children.’”<sup>83</sup>

The park was a huge undertaking for the city. A verbal sketch of “City Park,” by Miss Grace Isaacs was included in historian William Denison Lyman’s 1918 section on Olmsted’s plan for the 40-acre park in his 1918 history of Walla Walla.<sup>84</sup> The Olmsted Plan for Walla Walla, which was prepared in 1906, involved a boulevard that encircled the city and a park in each of four quadrants. The 40-acre City Park was already in place, having been purchased from a local farm for use as part of the city’s water system. When this park was threatened, the first Park Commission was formed with John W. Langdon as its president, to advocate for improvement of the park. Walla Walla’s women’s club, which had been in place since 1885, organized a petition drive for improving the club and a Woman’s Park Club (a subset of the women’s club) to pursue ongoing improvements in Walla Walla’s parks, loosely following the recommendations found in the Olmsted plan. They also established and maintained the playgrounds in two of the parks: “It was with the hope that preventative measure might make some of the unhappy conditions of cities impossible in this community.”<sup>85</sup> Olmsted’s trip resulted in an eleven-page report which shaped the development of Walla Walla’s parks and Whitman College campus. According to author and historian Joan Hockaday, who has written about Olmsted’s work in the Pacific Northwest, “Over the decades . . . Walla Walla proponents have succeeded in following through on Olmsted’s advice at Whitman College, Pioneer Park, and for the creek meandering through town.”<sup>86</sup>

### **Civic Involvement and Civic Pride**

Organizations and publications actively promoted Walla Walla during the Progressive Era, as well as being engaged in building the city and its institutions. Organizations and community leaders both instilled local pride and sold the region to potential new residents and businesses. Publications portrayed the city as full of promise. Many clubs focused on recreation or self-improvement, such as the bicycle club and the Walla Walla Athletic Club. But others focused on improving conditions for their fellow man, including such fraternal organizations (and their feminine counterparts) as the Masons (founded in Walla Walla in 1859), the International Order of Odd Fellows (IOOF, founded in 1863), the Elks (founded in 1874), and the Young Men’s Christian Association (YMCA, founded in 1886).<sup>87</sup> What distinguishes the organizations of this era, however, is that they built sophisticated, architect-designed buildings to house their institutions and broadcast their success and prominence. Included in this group were the Masons (1905), the YMCA (1907), the Elks (1913), and the IOOF (1914).

As was the case throughout the country in this era, women in Walla Walla were also heavily involved in civic betterment through design. The Walla Walla Woman’s Reading Club began as a literary society and had taken as their cause the establishment of a free library. They soon found themselves involved in building a library. The Club was instrumental in obtaining funding for Walla Walla’s Carnegie Library (1905), which provided

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<sup>81</sup> “Noted Landscape Artist John C. Olmsted to Visit Whitman Last Week,” *The Evening Statesman*. Walla Walla, WA: December 4, 1906:5.

<sup>82</sup> This house is 949 E. Isaacs Avenue, just north of Whitman College. Today it houses the Tau Kappa Epsilon fraternity.

<sup>83</sup> Walla Walla Parks (Job #03230), Walla Walla, WA, Olmsted Online, Projects Detail Page, <http://www.olmstedonline.org/Job/Details/>, Accessed April 2020.

<sup>84</sup> William Denison Lyman, *History of old Walla Walla County, Vol. 1, Embracing Walla Walla, Columbia, Garfield and Asotin Counties*. Chicago, IL: S.J. Clarke Publishing Company, 1918:463.

<sup>85</sup> Lyman, Vol. 1, 1918:464.

<sup>86</sup> John Hockaday, *Greenescapes: Olmsted’s Pacific Northwest*. Pullman, WA: Washington State University Press, 2009:117.

<sup>87</sup> William Denison Lyman, *Lyman’s History of old Walla Walla County, Vol. 1, Embracing Walla Walla, Columbia, Garfield and Asotin Counties*. Chicago, IL: S.J. Clarke Publishing Company, 1918:236.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

meeting space for an array of organizations in Walla Walla.<sup>88</sup> The meeting room at the Carnegie Library provided meeting space for the Women's Club (founded in 1886),<sup>89</sup> the Walla Walla Woman's Reading Club (founded in 1894), the Art Club of Walla Walla (founded in 1898), and numerous other organizations. It also provided space for public lectures that the Reading Club organized. Below is a representative example of the civically minded organizations in Walla Walla that were active in the Progressive Era.

#### *The Commercial Club*

The Commercial Club was an organization dedicated to promoting Walla Walla. It got its start in 1881 as a trade organization but was not formally organized in 1903. After this time it continued to grow in size and influence. In 1908 they hired a full-time secretary and created a publicity bureau to promote Walla Walla and the surrounding area. Among their goals was to promote population growth. They portrayed Walla Walla in two publications, issued in 1905 and 1910. Calling Walla Walla the 'Garden City,' the 1910 brochure noted, "Walla Walla is a city of wealth, of influence, of power – in every sense a modern city, whose citizens enjoy every public utility and convenience."<sup>90</sup> The fact that the city fathers added a third floor to the new city hall plans to house the Commercial Club shows how important the organization was to the city. They moved into their new quarters at 15 N. 3<sup>rd</sup> Avenue in 1908.

#### *The Park Commission*

Walla Walla's Park Commission was established in 1900. One of the first tasks it took on was the beautification of City Park (Pioneer Park today<sup>91</sup>). John Langdon was the Park Commission President. Based in part on the advice of John C. Olmsted, Langdon designed the park and presented the design concept to the City Council in 1908. The plan included lakes, creeks, waterfalls, rustic bridges, a children's playground and an animal park.<sup>92</sup> Langdon served on the commission with four others, two men and two women. They were charged not only with implementing the plan, but raising the funds to do so, which they did with the help of the Women's Park Club. The Women's Park Club also raised the money for a bandstand, which was completed in 1909, and money for row boats for the park. The Ladies Relief Society raised the funds for a fountain for the park. John Langdon also designed the Spanish-American War monument, which is located in the historic district in Volunteer Park, in front of the Central Christian Church (both in the historic district).<sup>93</sup>

#### *The Women's Park Club*

The Women's Park Club was involved in fund-raising for City Park, selling buttons for that purpose.<sup>94</sup> They began by gathering signatures, a 14' long list of signatures, in support of beautifying Pioneer Park. They had organized an annual May Festival in 1911 but in 1913 they expanded that idea into a 300-person pageant, hiring a Berkeley-based advisor named Porter Garnett to assist with the planning.<sup>95</sup> On behalf of the women he stated, "The intention has been not so much to give an exhibition as to afford the community an opportunity for self-expression. The real purpose of the pageant [was] to remind the people of Walla Walla that since they [owed] their existence to the soil, spring should be for them a season of sincere and spontaneous rejoicing." Garnett's dedication read, "To the Women of the Woman's Park Club Whose Civic Pride and Constructive Idealism Have Enabled Them to Dare and to Achieve."<sup>96</sup> While most of their activities involved developing City Park, which is located outside the historic district, this park presented itself as the primary opportunity for Walla Walla to develop their equivalent of a large urban park for the betterment of all townspeople.

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<sup>88</sup> Michael J. Paulus, Jr., "Walla Walla Woman's Reading Club is organized on October 19, 1894," Historylink.org Essay 8731, *Historylink.org*, Accessed May 2020.

<sup>89</sup> The Women's Club was the second Women's Club in Washington and among the dozen earliest in the country. It disbanded in 1889 and then evolved into the Equal Suffrage League. Nelson A. Ault, "The Earnest Ladies: The Walla Walla Woman's Club and the Equal Suffrage League of 1886-1889," *The Pacific Northwest Quarterly*, Vol. 42, No. 2, April, 1951.

<sup>90</sup> Bennett, 1982:95.

<sup>91</sup> The name was changed to Pioneer Park in 1931.

<sup>92</sup> Bennett, 1982:87.

<sup>93</sup> The Red Cross Society of Walla Walla dedicated this memorial. Bennett, 1982:45.

<sup>94</sup> Bennett, 1982:88.

<sup>95</sup> Porter Garnett was part of the American Pageant Association. He was perhaps best known for designing pageants for the Bohemian Club of the Bay Area.

<sup>96</sup> Lyman, 1918:207.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

### *The YMCA*

The Young Men's Christian Association was another progressive organization that had been organized in 1886 but opened up in a handsome new purpose-built building in the historic district in December 1907.<sup>97</sup> Managed by F.D. Applegate, it was founded on the belief that a sound body was necessary for a sound mind. An *Up-To-The-Times* article stated, "the building will stand as a monument to the morality and good citizenship of the young men of the community, every brick and stone will breathe to the beholder healthy, sturdy manhood, not only physically, but mentally and morally."<sup>98</sup> It included a gymnasium, handball courts, tennis court, swimming pool, 'bachelor quarters,' barbershop restaurant, reading rooms, game rooms and meeting room. The organization also had an educational purpose, holding lectures and sponsoring Bible courses.<sup>99</sup> The building serves as the IOOF Center today.

### *Up-To-The-Times*

A monthly magazine called *Up-To-The-Times* was first published in November 1906. Its publisher, R.C. McLeod, was a firm believer in Walla Walla and "felt the town was destined to become the inland metropolis of the Northwest. He used his magazine to promote the area's resources and the advantages of living and working here."<sup>100</sup> For example, of the new electric streetcar line he said, "There is nothing that gives a city more prestige and adds so much to the comfort and convenience of its citizens that up-to-date street railway transportation."<sup>101</sup> It was an attractive magazine, with well written articles and high quality photographs and artwork. The magazine was published until 1930.<sup>102</sup>

### *The Coast*

*The Coast* is another publication that profiled and promoted Walla Walla, as well as other cities and counties in eastern Washington at this time. This substantial magazine provided a history of Walla Walla, discussed its agricultural production and manufacturing activities, its banks and financial institutions, the schools and universities, churches, real estate, infrastructure and transportation, city government, and architecture. The climate was extolled, particularly as it made possible Walla Walla Valley's reputation as "The Garden Spot of the Northwest." The publication provided information on nearly every aspect of living in the Walla Walla Valley. It noted: "No city of equal size in the great West better illustrates the possibilities of an inland city for the acquisition of wealth, culture, health and happiness, than does the city of Walla Walla, the county seat of Walla Walla county, in Southeastern Washington."<sup>103</sup>

## **THE GREAT DEPRESSION AND THE WAR YEARS (1929-1945)**

Two buildings were completed in Walla Walla's downtown historic district in 1929, the year of the stock market crash. The eleven-story Marcus Whitman Hotel, completed in 1928, came to represent an act faith, as the decade and the Great Depression wore on. In the ensuing years of the Great Depression, seven buildings were completed in the historic district in Walla Walla, most of them modest, but for the impressive 1936 Art Deco Pacific Telephone & Telegraph Building (102 E. Alder Street). Building was curtailed in the World War II years as well, reflecting the general diversion of resources – including materials and labor – to the war effort. In the years from 1940 through 1945, just four buildings were constructed, in addition to the 1942 Mill Creek Flood Control channel.<sup>104</sup> Construction of new buildings in Walla Walla would not resume until 1950.<sup>105</sup>

<sup>97</sup> It had been housed in the Paine Building.

<sup>98</sup> Bennett, 1982:55, quoting a 1906 article in *Up-To-The-Times*.

<sup>99</sup> Bennett, 1982:54.

<sup>100</sup> Bennett, 1982:44.

<sup>101</sup> Bennett, 1982:40.

<sup>102</sup> Bennett, 1982:44.

<sup>103</sup> Blandford, H.S., "The City of Walla Walla," in Honor L. Wilhelm's *The Coast*. Vol. XI, No. 3. Seattle, WA: The Coast Publishing Company, 1908:148-207.

<sup>104</sup> The Flood Control Channel followed after a massive and destructive flood in Walla Walla in 1931.

<sup>105</sup> Note that this number assumes just the buildings in this time frame that are still extant.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## Mill Creek Flood Control Channel

The largest built environment project to be undertaken in the late 1930s and early 1940s was the development of the Mill Creek Flood Control Channel. Walla Walla's identity in many ways is driven by its location along Mill Creek. Infrastructure in the downtown had been slowly improved over time, often driven by the increasing popularity of the automobile. A bridge over Spokane Street was constructed beginning in 1905, linking E. Alder and E. Main Streets.<sup>106</sup> That same year the S. Palouse Street bridge was also constructed, and the E. Main Street bridge was repaired.<sup>107</sup> The paving of streets in Walla Walla had begun in 1904 and the number of automobile owners grew throughout the first two decades of the 20<sup>th</sup> century.<sup>108</sup> The installation of Walla Walla's first traffic signals occurred in 1930s, another sign of things to come.<sup>109</sup>

The next significant improvement to be made – driven primarily by safety needs – was to channelize Mill Creek itself. In 1931 a disastrous three-day flood in downtown Walla Walla overwhelmed the existing sewer system, eroded bridges and streets, damaged buildings, and knocked out the water main.<sup>110</sup> In response, the Bonneville District of the U.S. Army Corps of Engineers (USACE) recommended a series of improvements to the creek in 1938, including trash barriers, a reservoir, a diversion structure, and channelization. Some of the work was done by the New Deal Works Progress Administration (WPA) and some was done by a private contractor. The work was completed in 1942 at a cost of \$1.5 million. In the course of the project some portions of the creek were re-aligned. In 1948, at the further recommendation of the USACE, the bottom of the channel was paved in some portions of the city. While high water still threatens downtown Walla Walla, these improvements help manage the risk of catastrophic flooding. These were the most significant projects to be undertaken in the historic district in these years.

## Military Installations

In anticipation of World War II, in 1941 the Corps (USACE) also built a bomber air training base at the Walla Walla municipal airport. United Airlines ceased its operation there and the concessionaire for the airport made plans to build his own airfield outside College Place.<sup>111</sup> In early 1942 the existing hanger was demolished, the runway work was begun, and contracts for \$4 million in buildings were issued. Troops began to arrive by June of that year. A fire that destroyed twenty-one buildings occurred on June 23<sup>rd</sup>, but troops were still able to occupy the facility that month. Through the various campaigns, it is estimated that about 8,000 men trained at the base during the war.<sup>112</sup> While building the base in this location did not directly affect the downtown, it indirectly affected the community for the activity it generated. Historian Robert Bennett notes, "the town was awash with servicemen looking for social activities." A U.S.O. to serve those social and recreational needs was established in an old Montgomery Ward store at 110-112 W. Alder Street, opening in May 1943. A separate U.S.O for black soldiers was located on Main Street next to the Dacres Hotel.<sup>113</sup>

Another major building project during the war, which was again outside the city limits but generated an influx of people, was the McCaw General Army Hospital. It was announced in 1942 that Walla Walla had been selected for the site, to be built on vacant land on the Veteran's Administration Hospital grounds. The hospital opened in 1943. During the war this ultimately became an 1,850-bed hospital and served an estimated 16,000 patients

<sup>106</sup> Sanborn Fire Insurance map, 1905; Burk-Hise, Kathryn, *Spokane Street Bridge Replacement Project, Survey and Evaluation*. Prepared for the City of Walla Walla. Prepared by Historical Research Associates Inc., September 18, 2018:9.

<sup>107</sup> Burk-Hise, 2018:9.

<sup>108</sup> Ibid.

<sup>109</sup> Artifacts Consulting, Inc., *Downtown Walla Walla Intensive-Level Survey*. Prepared for the City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017:24.

<sup>110</sup> Burk-Hise, 2018:13.

<sup>111</sup> Robert A. Bennett, *Walla Walla: A Nice Place to Raise a Family, 1920-1949*. Walla Walla, WA: Pioneer Press, 1988:158.

<sup>112</sup> Bennett, 1988:159. The was declared surplus on August 31, 1947 and turned over to the city and county to return to use as a local airport. However, it appears that the Army Air Force continued using the airport into the 1960s.

<sup>113</sup> Bennett, 1988:171.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

“with a peak load of 2,460 in July of 1945.” The last patient left in November 1945 and the hospital was closed in February 1946.<sup>114</sup>

## **New Businesses and New Buildings**

Changes in downtown building uses in this era were driven by changes in the global economic market at this time. The price of wheat had dropped precipitately during the Great Depression and the loss of the fresh vegetable market was driven by Canadian tariffs. In response, the Walla Walla Canning Company was constructed in 1932 on the west end of downtown (outside the historic district). It was very successful.<sup>115</sup> As described in the 2017 historic context for Walla Walla, “It became a community effort, with local businesses, growers, and investors raising the initial capital to establish the Walla Walla Canning Company. . . . They built a larger plant in 1933, and the new industry enticed the Green Giant Company to open their own plant near Dayton in 1934. The success of the new cannery helped Walla Walla regain its footing for the remainder of the 1930s.”<sup>116</sup> During World War II the plants his provided work for not only the community, but for 650 German POWs and their military supervisors who were located in the city and region.<sup>117</sup> While this effort did not have a direct effect on the downtown, it did keep the economy afloat during the Great Depression.

Another agriculture-related product that resumed production during these years (after the repeal of Prohibition) was beer. The United Union Breweries Company purchased the former Walla Walla Brewing Company plant, which had been foreclosed on in 1937. It would operate under the name of the Pioneer Brewing Company on the 300 block of South 2<sup>nd</sup> Avenue until 1953.<sup>118</sup> The brewery buildings were demolished in 1958. A remnant in the downtown historic district from Walla Walla’s earlier brewery history is the Betz Brewery Bottling Works at 105-107 S. 3<sup>rd</sup> Avenue.<sup>119</sup>

Most of the sixteen buildings constructed during this era in the downtown historic district were modest in design and housed light industrial uses and such commercial uses as grocery stores and automobile repair and sales. This befits an era when money and resources were channeled toward the necessary infrastructure to sustain the economy and support the war effort. At the same time, the large land areas that were necessary these uses were found outside the downtown core. There is one exception, however. The most architecturally significant building to be constructed in the downtown in these years was the three-story Art Deco Pacific Northwest Bell building. As described in the 2008 survey of the building, “Distinctive as a stylized and substantial early office structure, this building stands out from many downtown for its light colored brick and stone treatments and impressive late Deco detailing.”<sup>120</sup> Additions that are simpler in form and in their decorative detail were constructed in 1955 and 1965. The original function of the building continues to this day.

The population of Walla Walla in 1930 was 15,976 people. By 1950 it would grow to 24,102 people. The post-war years would see construction resume in Walla Walla, particularly once buildings materials were again available, although the focus was on the residential neighborhoods. The military installations that served the war effort would be closed or transferred to other entities, but the Jonathan M. Wainwright Memorial VA Medical Center complex remains to this day on the western edge of the city. The USACE would also choose Walla Walla for their district office in the post-war years, in part because of the massive dam projects that would occupy them after the war. Again, while these buildings are not in the downtown historic district, their presence helps fuel the local economy, which in turn sustains the downtown buildings.

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<sup>114</sup> Bennett, 1988:168.

<sup>115</sup> Burk-Hise, 2018:14.

<sup>116</sup> Artifacts Consulting, August 2017:25.

<sup>117</sup> Bennett:1988:174.

<sup>118</sup> Bennett, 1988:165.

<sup>119</sup> The Betz Brewery office building is just outside the historic district, at 108 S. 3<sup>rd</sup> Avenue.

<sup>120</sup> Jill A. Dowling, *Reconnaissance Level Historic Property Survey of Downtown Walla Walla, Washington*, August 14, 2008. On file at the Department of Archaeology and Historic Preservation, Olympia, Washington:6 of 10.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## THE POST WAR YEARS (1946-1971)

### Downtown Walla Walla in 1950

In the post-World War II years Walla Walla's population actually decreased, holding fairly stable at 24,102 and 24,563 in 1950 and 1960 respectively, but then dropping slightly to 23,619 in 1970. Sanborn Fire Insurance maps from 1950 illustrate the downtown historic district a few short years after World War II.<sup>121</sup> The city still reflected the basic layout of streets, blocks, and parcels that were first laid out in the early 1860s (as it does today). Mill Creek, while partially channelized by this time, still wended its way through town as it did from the time the town was established. The heart of the city was still marked by the intersection of Main Street and 1<sup>st</sup> Avenue. The east end of downtown was marked by the five-way intersection at Main and Palouse streets. Historically this was the location of the Washington and Columbia River freight and passenger depots. By 1950 the Dahlen Auto Company was located where the passenger depot had been, but other uses still reflected the warehouse and commercial history of this end of downtown. Many of the uses had transitioned to auto-oriented uses over time, however, including garages and repair shops, gas stations, auto parts stores, tire service shops, and dealerships.<sup>122</sup> Other uses included heavy industry and manufacturers. A number of apartment buildings were also located in this area; today only one of these buildings remain in the historic district.

Moving toward the downtown core at Main Street and 1<sup>st</sup> Avenue, the densely developed historic buildings that represented Walla Walla's commercial building stock in the heart of the city still remained in commercial uses (as it does today), while the streets to the north (Rose Street) and south (Alder Street) had become characterized by automobile-oriented uses as well, including the types of uses that require a significant amount of open space, such as service stations and used car lots, although E. Alder was densely developed as well. In addition to commercial retail uses were fraternal halls, developed in the early part of the century, theaters, and hotels.

Beyond the downtown core, relatively dense development continued to the courthouse complex just west of 5th Avenue. In addition to commercial and auto-oriented uses, there were several hotels and lodgings, some with shops at the ground level. However, some of the properties that had converted to less intensive land uses by this time, to accommodate the demand for gas stations and the like, left gaps in the urban fabric that are still a feature of the urban landscape today. As a result, the downtown historic district extends to 3<sup>rd</sup> Avenue and City Hall, but not farther west to 5<sup>th</sup> Avenue and the Courthouse complex.

### New Buildings and Developments

A short article on Walla Walla's new building boom was published in a July 1964 issue of *The Spokesman Review*, announcing that work on downtown building projects valued at more than \$500,000 and a \$600,000 apartment complex near downtown was soon to be underway.<sup>123</sup> The First Federal Savings and Loan project at 10 S. 1<sup>st</sup> Avenue (in the historic district) was one that would begin soon. A December 1965 article in *The Spokesman-Review* reported that, "Walla Walla expects the biggest building year in its long history in 1966," according to statistics compiled by the Economic Development Committee of the Chamber of Commerce."<sup>124</sup> Anticipated projects included a building on the Whitman College campus; a new downtown motel; a planned remodel of a downtown building for the Walla Walla Federal Savings & Loan Association at 2nd and Alder; a new Catholic retirement home; and an expansion of the Walla Walla plant of Libby, McNeill & Libby.<sup>125</sup> With the exception of the remodel of the bank building, however, none of these developments were in the historic district. Another major addition to the downtown in these years (but just outside the historic district) was the

<sup>121</sup> Sanborn Fire Insurance map, 1905 updated to 1950. The last Sanborn Fire Insurance map was dated 1905.

<sup>122</sup> Note that in 1905 there was a significant number of liveries, stables, corrals, hay and feed yards, and the like here, so the automobile uses did not displace viable building stock. Today many of the automobile-oriented buildings are being re-used for more commercially oriented uses, including restaurants, wineries and shops.

<sup>123</sup> "Building Boom Begins," *The Spokesman-Review*, July 22, 1964:10.

<sup>124</sup> "District History."

<sup>125</sup> Ibid.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

new Walla Walla Union-Bulletin building at 102 E. Poplar Street, designed to house the newspaper's offices and production facilities. The building was designed by H. Brandt Gessel, a Walla Walla architect, and opened October 1, 1947.<sup>126</sup>

Another new addition that would ultimately affect the downtown, although right outside the historic district, was the relocation of a major U.S. Army Corps of Engineers (USACE) facility. In September 1948 the U.S. Army Corps of Engineers (USACE) announced that they would be establishing a new engineer district in the North Pacific Division and that its headquarters would be in Walla Walla.<sup>127</sup> The first order of business was planning and building McNary Dam, which was dedicated in 1954 by President Eisenhower, and continuing with Mill Creek's improvements, as well as undertaking some work in Eastern Idaho. Four additional dams were authorized dams on the Snake River between Lewiston and its mouth at the Columbia River.<sup>128</sup> The District office was located in a World War II-era facility that originally served as an Army Air Corps hospital at the Walla Walla Army Air Base (now the Walla Walla Regional Airport).

Eight buildings were constructed in the post-World War II years in the downtown historic district. They include the Cummins Athletic Supply (1950); a 1950 commercial building; the Baker Boyer Bank Annex #2 (1956); a 1958 commercial building; the First Federal Savings and Loan (1965); the Walla Walla Bread Company (1969); and the Pacific Power & Light Building (1971). Four of the seven buildings constructed in this era were built closely after the war, reflecting the post-war boom. Three (constructed in 1965, 1969 and 1971) represent later additions to the historic district. The 1965 building is a handsome Modern building with Miesian characteristics that was constructed by Bauk Building and Equipment Company for First Federal Savings and Loan; no architect was identified for the building. The 1969 one-story building that now houses Walla Walla Bread Company (originally a restaurant as well) is also a Modern building but was remodeled in 2016 to add a glazed frontage along Main Street (it appears that the concrete block and stone walls are original). The 1971 Pacific Power & Light Building was designed by the architecture firm of Gessel Smith Mosman, a long-time Walla Walla firm. It is also a stylish Modern building representing its era.<sup>129</sup>

## **RENEWAL AND REVITALIZATION (1972-present)**

Very few buildings were constructed beyond the Period of Significance for this National Register nomination, which ends in 1971. They include the Community Bank building (1973); the Bontzu Cellars, a small commercial building that incorporates some traditional materials, primarily brick (1976); a small commercial building adjacent to a bank that appears to accommodate a covered drive-through and parking area (1995); and a two-story, eclectic commercial building constructed in 2008. The historic Walla Walla Armory/Arcadia Dance Hall on Main Street at 1<sup>st</sup> Avenue was demolished and a new, two-story, commercial office building was constructed in its place in 1976. In 1995 the US Army Corps of Engineers built a new district headquarters, occupying nearly a full block, directly adjacent to the downtown historic district at N. 3<sup>rd</sup> Avenue and W. Rose Street. They continue to be a major employer in the region and it is significant that they built their suburban style campus in the downtown.<sup>130</sup>

In general, downtown Walla Walla is undergoing a significant amount of redevelopment and revitalization. Buildings in the historic district are being renovated and occupied in many cases by more tourism-oriented uses, including restaurants and wineries. Although the value of the historic district and its building stock are being recognized, some of the previous building uses, particularly industrial type buildings, are being 'opened

<sup>126</sup> Bennett, 1988:193. The building was designed in the Streamline Moderne/PWA Moderne style but does not display good integrity due to a 1979 exterior remodel. The windows at the upper level have been covered with metal sheeting and the ground floor appears to have been reclad.

<sup>127</sup> Bennett, 1988:198.

<sup>128</sup> Ibid.

<sup>129</sup> An additional 1976 Modern building with Miesian characteristics designed by Gessel Smith Mosman is located in the district and may become eligible for listing in the National Register when it is 50 years old.

<sup>130</sup> "District History," *US Army Corps of Engineers Walla Walla District*, <https://www.nww.usace.army.mil/About/History/>, Accessed April 2020.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

up' in ways that don't reflect traditional storefronts or historical building patterns. However, several organizations are in place that are actively promoting historic preservation as well as revitalization in the downtowns. They include the Downtown Walla Walla Foundation (originally Walla Walla Main Street Foundation), which was formed in 1984. Other activities, such as a low-interest façade improvement program is underway. Regulatory reform also took place, making design guidelines and zoning regulations more conducive to revitalization and redevelopment in the downtown. The City's and Downtown Walla Walla Foundation's efforts have been recognized with numerous awards. This preparatory work, as well as nominating the downtown to the National Register of Historic Places, will help ensure that rehabilitation continues in the downtown.

## **ARCHITECTURE, ARCHITECTS, AND BUILDERS**

### **ARCHITECTURE**

#### **Walla Walla's Periods of Development**

Buildings within the Walla Walla Downtown Historic District range in construction date from 1869 to 2018, with a concentration of buildings constructed between 1900 and 1928. The overall character of the district is one of substantial, architecturally and historically significant buildings mixed with more modest commercial buildings, most of which are one- and two-part commercial blocks. These latter buildings are stylistically referred to as "commercial" when architectural detailing does not indicate a stylistic affiliation. Modern commercial buildings, which typically do not have the same proportions as the traditional commercial type, nonetheless display many of the elements of a traditional storefront, in that entries, large plate glass windows, and areas for signage are components of these later (post World War II) buildings.

Periods of development in Walla Walla as reflected in the built environment have been characterized in this nomination as follows. The period in which the city of Walla Walla was founded and early development occurred in 1859 to 1880. The earliest building within this period, which is still extant in the historic district, is the 1869 Brechtel Block. This building is classified as Italian Renaissance Revival. The second early period of development extends from 1881 to 1899. This period, as discussed in this nomination, encompasses Walla Walla's period of expansive growth, prior to its Progressive Era.

The buildings developed between 1869 and the end of the century are predominantly brick masonry construction with some stone or cast iron detailing.<sup>131</sup> Most of these buildings are considered Italianate structures. A notable exception is the 1880 Barrett Building, which is Georgian Revival. This impressive structure occupies much of the north side of E. Main Street between S. 1<sup>st</sup> Avenue and S. 2<sup>nd</sup> Avenue. The view of the block, which was featured in many historic postcards in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, was historically terminated by the tower of the High Victorian Rees-Winans Block.<sup>132</sup>

Buildings developed between 1869 to 1889, which was characterized as encompassing the city's founding, incorporation, and early construction in an earlier study, representing 11% of the downtown historic district, have been described as follows: "Their architectural character is defined by prominent cornices often with decorative brackets, fascia, and stepped parapets. Upper facades often feature decorative brick work and corbeling providing visual texture across the facades. They feature recessed windows, often with rounded headers and prominent hoods, wood trim, and double hung sash. A well-defined horizontal trim band defines the transition from the storefront level to the upper story(ies). Storefronts feature prominent pilasters, often with rusticated stone or cast iron with a band of transom windows above the display windows and recessed

<sup>131</sup> Two Metzker storefronts were identified within the historic district, while other buildings include some cast iron components. At least one had had its cast iron storefront removed.

<sup>132</sup> Today this building reflects the early International Style and is called the Jones Building. It was remodeled twice in the 20<sup>th</sup> century, resulting in the appearance it has today, with strong horizontal banding and horizontally oriented windows.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

doorways. The visual texture and continuity from building to building along Main Street is one of the more striking architectural features.”<sup>133</sup>

This same earlier study generalized development trends from 1890 to 1928 in downtown Walla Walla as sharing certain characteristics. Buildings of this era are described as follows: “Construction during this period expanded within the downtown core, infilling around buildings of the previous period, extending outward along Main Street from the core 1859-1889 buildings, as well as establishing a new commercial corridor along Alder Street (roughly between S 4th Ave and N Colville Street). These buildings departed from the lighter massing of the 1859-1889 buildings to favor a more substantial massing, often with flat brick wall planes and deeply recessed window openings. These buildings feature prominent, projecting cornices, typically with dentils rather than brackets. Window openings expanded in size, often including multiple sash and transoms in pairs or triple groupings within a single opening. Buildings continued the use of brick corbeling to set off panels in the parapet and accent window openings. Storefronts feature prominent pilasters with rusticated stone or brick and a band of transom windows above the display windows and recessed doorways.” This time frame encompasses 66% of the building stock in the downtown historic district. This nomination differentiates the later period of 1900 to 1928, focusing on the nature of the institutions that developed then and the buildings – government buildings, fraternal halls, department stores and banks – that were constructed to house them.

The building styles that represent the Progressive Era (1900-1928) in the Walla Walla Downtown Historic District vary widely in expression, but nonetheless display a sophistication and sense of solidity that personifies this age in the city. The major styles include two Italianate buildings from the Victorian age; several Neoclassical and Beaux Arts buildings, representing banks, department stores, city hall and other institutional buildings; two Richardsonian Romanesque buildings, the pivotal Die Brucke building and the Central Christian Church; three American Renaissance Revival buildings, constructed as a dominant block of brick and rusticated stonework; the unique Gardner’s Department Store, classified as “Sullivan-esque”; the equally unique Liberty Theater, which is considered a Craftsman style building despite its somewhat eclectic appearance; and the Streamline Moderne Dahlen Auto Company, which gained its present appearance after a remodel in 1945. This era culminates with the design and construction of the landmark Italian Renaissance Revival Marcus Whitman Hotel of 1928. Many other buildings are simply classified as commercial, and are often the infill buildings that served a variety of business purposes in a downtown. In Walla Walla these were often grocery stores, specialty stores and light industrial buildings. In later times, particularly in the east end of the downtown historic district, these buildings might house auto part stores, garages and repair shops, and the like.

In the next period of development in downtown Walla Walla, 1929 to 1945, large scale, high style development was limited due to the Great Depression, followed by the diversion of resources to the war effort. An exception was the 1936 Art Deco Pacific Telephone and Telegraph building. What little development that otherwise occurred in the historic district in this era was limited to small scale commercial buildings, often relatively utilitarian structures.

The post-war era in Walla Walla, from 1946 to 1971, saw relatively little development in the downtown historic district. Much of the new development was focused on areas within the downtown but outside the historic district. Nonetheless, a handful of architecturally distinguished Modern buildings – primarily financial institutions – were built within the district. They are typified by low massing, experimental forms, an expressive use of materials, and extensive use of glass. These buildings are contributing to the historic district but may also be individually eligible for listing in the National Register of Historic Places.

## **The Commercial Types**

The following describes the configuration of a one- and two-part block, the predominant form of development in Walla Walla’s downtown historic district. Even if these buildings encompass different periods of development and differing architectural treatments, their overall form and massing can visually unify what otherwise might be

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<sup>133</sup> Artifacts Consulting, 2017:30.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

a distractingly diverse collection of buildings, and create a richness of character and sense of time in a city, as it does in downtown Walla Walla. This typology of commercial buildings was developed in Richard Longstreth's *The Buildings of Main Street, A Guide to American Commercial Architecture* and is widely used to identify these building types and forms.<sup>134</sup>

These one-part and two-part commercial buildings display the archetypal components of what we think of as an American Main Street building, with a storefront at the ground level and a parapet above that allows room to display the building name and/or signage. In the case of two or more story buildings, regularly spaced one-over-one-light, double-hung windows or paired, double-hung windows above the ground floor light interior spaces that are often offices (typical) or residential spaces (historically) or sometimes large open spaces, such as in fraternal halls. Three-part windows may also be incorporated, reminiscent of the Chicago school. The typical components of a storefront include display windows, a recessed entry, and transom windows above.

#### *One-Part Commercial Block*

A One-Part Commercial Block is a one-story building, typically with a flat roof and tall parapet on the frontage. The buildings are often located directly in back of the public sidewalk and are commonly partywall structures with neighboring buildings. The lower level contains the storefront. Longstreth has noted this type as, "a simple box with a decorated façade and thoroughly urban in its urban overtones."<sup>135</sup> In the West, this type was first seen in the wood Western False Front, as it was in Walla Walla. This building type continues to be built to this day; in the Walla Walla Downtown Historic District these buildings are typically brick masonry construction or clad in brick veneer.

#### *Two-Part Commercial Block*

A Two-Part Commercial Block is a two-to-four story building, typically with a flat roof and tall parapet on the frontage. A distinctive cornice is also a characteristic of this type. The buildings are typically located directly in back of the public sidewalk and are often partywall structures with neighboring buildings, although varying heights can change this factor. The lower level contains the storefront, as in the One-Part Commercial Block. The upper stories can be occupied by offices, residences, or hotel uses, or sometimes a large open space, as in the case of fraternal halls. This arrangement is expressed in distinct, horizontal "zones," with the storefront at ground level and differing window types above, often single or paired double-hung or three-part windows. The windows are typically vertically aligned if the building has multiple stories. Brackets or paired brackets often supported an ornate cornice on early examples. According to Longstreth, this building type was prevalent from the 1850s to the 1950s, having emerged as a distinctive type in the late 19<sup>th</sup> century.<sup>136</sup>

## **ARCHITECTS AND BUILDERS**

Walla Walla's built environment benefited early in its history from the presence of two very talented architects who lived in the city, George W. Babcock and Henry Osterman. Other architects also contributed to the architectural character of the young city, but several – such as the Beezer Brothers - came from Seattle to carry out their commissions and as such, were not as involved in the growing city. It is impressive, however, that the city fathers and businessmen sought out such highly regarded – and sometimes specialized – architects from throughout the Pacific Northwest. This speaks to their awareness of architectural trends and desire to obtain the best design services for their city.

Other highly regarded designers are not mentioned because they did not undertake work on extent buildings in the downtown historic district. Among them were Oregon's Ellis Lawrence, co-founder and first dean of the University of Oregon School of Architecture and Allied Arts, among other accomplishments. He designed many buildings on the Whitman College campus. John Charles Olmsted, the nationally renowned landscape architect from Brookline, Massachusetts, influenced the design of Walla Walla's park system and advised on the landscape design

<sup>134</sup> Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

<sup>135</sup> Longstreth, 2000:54.

<sup>136</sup> Longstreth, 2000:24.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

of the Whitman College campus on his two-day visit to Walla Walla in 1906 for that purpose. While he did not work within the downtown historic district, his presence in the city no doubt raised awareness of landscape trends taking place in the Pacific Northwest through his consulting projects in Seattle, Portland and Spokane.<sup>137</sup>

The following are profiles of the major architects who undertook work in the Walla Walla Downtown Historic District. Information on builders is more challenging to research. One builder, contractor Orlan Duette "O.D." Keen, who had a long career in Walla Walla, is profiled here. His office building at 15 S. Spokane Street is still extant in the historic district. He worked with many of the city's most prominent architects.<sup>138</sup>

### **George W. Babcock**

George Babcock (1832-1907) is perhaps best known in Walla Walla as the architect for the ornate 1890 Rees-Winans Block for Rees & Winans Mercantile and Farmers Savings Bank, for which Babcock would later serve as Vice President.<sup>139</sup> Babcock was based in Walla Walla from 1887 to 1907, although he worked throughout the Pacific Northwest. He was born in Providence, Rhode Island and attended college at Lockport, New York, after his parents relocated to Niagara County, New York. At the age of 16 he moved to Hillsboro, Illinois, where he apprenticed to architect and builder Ira Mullard. He moved to California in 1850 to participate in the Gold Rush, which he did for ten years. In 1860 he moved to San Francisco, where he engaged in architecture and building (the influence of the architecture of this city would be seen in the Rees-Winans Block). He led an itinerant life for a few years and in 1884, he moved to Spokane. The following year he settled in Walla Walla, a move that resulted from his having been commissioned to design and supervise construction of the new Washington State Penitentiary. According to architectural historian Richard Ellis Ritz, after the devastating fire of 1887 in Walla Walla, "Babcock designed most of the new buildings in the rebuilding of that city."<sup>140</sup> Representative commissions include the Baker Boyer Bank Building (1890), the old Paine School (1888), and the Stencil Building (1889), none of which are extant.<sup>141</sup> The extant buildings that he designed in the historic district include the Rees-Winans Block (altered); the Die Brucke Building; and the Max Baumeister Building (listed in the National Register of Historic Places).

Babcock specialized in courthouses. He designed courthouses in Colfax, Washington; in Lewiston and Moscow, Idaho; in McMinnville, Oregon; and Oakland, California.<sup>142</sup> He also designed campus buildings, including buildings on the University of Idaho campus and Whitman Memorial Building (1900) at Whitman College. Billings Hall (1899) on the campus is also attributed to him. Babcock also served as the head of the finance committee for the city council in Walla Walla 1899 and beginning in 1902, served one term as mayor.<sup>143</sup> He died in Walla Walla at the age of 74.<sup>144</sup>

### **Bailey & Lambert**

Charles B. Lambert (1871-1928) and John A. Bailey (1862-1940) formed a partnership and worked together for just six short but influential years in terms of Walla Walla's urban landscape. Lambert, who was Swedish, worked in New York, Chicago, St. Paul and Alaska before moving to Walla Walla in 1898, where he started his

<sup>137</sup> "Noted Landscape Artist John C. Olmsted to Visit Whitman Last Week," *The Evening Statesman*. Walla Walla, WA: December 4, 1906:5. Olmsted's sketch of the Whitman College campus design concept can be found in the office's project archives.

<sup>138</sup> The blueprints for the buildings that the company worked on are in the Whitman College and Northwest Archives. "O.D. Keen Construction Service blueprints, 1905-1984," Whitman College and Northwest Archives, Walla Walla, Washington. Finding aid accessed April 2020.

<sup>139</sup> "Rees-Winans Block/Jones Building," *Downtown Walla Walla Intensive-Level Survey*. Prepared for City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017. The building was modernized in 1939 and again in 1951, to assume the appearance it has today.

<sup>140</sup> Richard Ellison Ritz, "Babcock, George W.," *Architects of Oregon, A Biographical Dictionary of Architects Deceased – 19<sup>th</sup> and 20<sup>th</sup> Centuries*. Portland, OR: Lair Hill Publishing, 2002:15.

<sup>141</sup> "Building History Reports." *Walla Walla 2020*. n.d. <http://ww2020.net/category/building-history-reports/>, Accessed March 2020.

<sup>142</sup> Robert A Bennett, *Walla Walla: A Portrait of a Western Town, 1804-1899*. Walla Walla, WA: Pioneer Press, 1980:148.

<sup>143</sup> "G.W. Babcock Passes Away, Former Mayor and Architect of Penitentiary Dies," *The Evening Standard*. Walla Walla, WA: March 27, 1907:1.

<sup>144</sup> Ritz, 2002:16.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

own business, beginning as a carpenter/contractor. Shortly after forming a partnership with John Bailey in 1909, he began also promoting himself as an architect. John Bailey, who was from Nova Scotia, moved to Boston and then California before coming to Walla Walla in 1898. He first worked at a mill before beginning work as a contractor. His only known project during this time period is the Walla Walla City Hall and Fire Station (1907-08), which are nonetheless significant.<sup>145</sup> Between 1909 and 1915, Bailey & Lambert designed the Rhodes Music Store (1909); Bachtold Building, listed in the National Register (1910); the Reynolds Block (1909); a remodel of the White House Clothing Store (1910); the Paxton House (1911); the Pacific Power and Light substation (ca 1911) at 6th and Rose; and the First Presbyterian Church (ca 1914). After this prolific period Bailey started a lumber and fuel company, while Lambert continued to work as a contractor and architect on smaller projects until his death in 1928.<sup>146</sup> The Rhodes Music Store and Reynolds Block are in the downtown historic district.

### **Beezer Brothers**

The Beezer Brothers firm in Seattle was made up of twin brothers Louis Beezer (1869-1929) and Michael J. Beezer (1869-1933). They undertook projects throughout Washington State, but outside of Seattle, they were particularly known for their work in Walla Walla, where they designed the 1911/1914 Classical Revival Baker Boyer Bank, which is regarded as the city's first skyscraper, and the First National Bank of Walla Walla (1920), also Classical Revival in style but more ornate than the Baker Boyer Bank. The latter is referred to by historian David Rash as their "masterpiece bank."<sup>147</sup> They also designed Saint Marys Hospital in Walla Walla, (1909-1916, no longer extant).

The brothers were born in Bellefonte, Pennsylvania. Louis got his start working for a construction business in Pennsylvania, whereas Louis studied architecture in Pittsburgh. They formed their three-decade-long partnership in 1892 and designed several buildings – primarily churches and houses – in Pittsburg before moving to Seattle in 1907. Devout Catholics, they also did a significant amount of work for the local Roman Catholic Diocese, which located in Seattle after 1903.

The firm's success is attributed in part to their organizational skills. They supervised building sites, acting as construction managers as well as architects for their projects. At their firm's height, these commissions extended as far north as Alaska, and as far south as Hollywood, California. As construction managers, the Beezer Brothers oversaw daily, on-site, work activities.<sup>148</sup> One of their best-known buildings in Seattle is the Gothic Revival Edward J. O'Dea High School, constructed in 1923-24. In addition to houses, commercial bank buildings, and an apartment building, they designed the Seattle's Colman Dock (1908-09; no longer extant) and many churches, schools, and rectories for the Seattle Catholic Diocese in the 1910s and 1920s.<sup>149</sup> From 1923 until his death in 1929, Louis operated a branch practice in San Francisco, where he designed Saint Dominic's Roman Catholic Church (1923-29). He also designed the Church of the Blessed Sacrament (1926-1929) in Hollywood, California.<sup>150</sup> Louis died in San Francisco and Michael died in Seattle.

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<sup>145</sup> Houser, Michael, "Charles B. Lambert," January 1919. "Architect and Builder Biographies," *Department of Archaeology and Historic Preservation*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>, Accessed June 2020.

<sup>146</sup> Ibid.

<sup>147</sup> David A. Rash, "Beezer Brothers," *Shaping Seattle Architecture: A Historical Guide to the Architects* ed. by Jeffrey Karl Ochsner. Seattle, WA: University of Washington Press, 2014:176.

<sup>148</sup> Heather M. MacIntosh, "Beezer Brothers Architecture Firm (1907-1923)," HistoryLink.org Essay 122, October 10, 1998, *HistoryLink.org*, <https://www.historylink.org/Search/Results>, Accessed April 2020.

<sup>149</sup> Ibid.

<sup>150</sup> Rash, 2014:176.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

## **Sherwood D. Ford**

Seattle architect Sherwood Diemer Ford (1870-1948) was born in Bedford, England and immigrated to North America in the early 1890s.<sup>151</sup> Ford is most well-known in Walla Walla for his design of the Marcus Whitman Hotel (1928). Upon immigrating, he reportedly first worked in Montreal but by 1891 was working as a draftsman for Seattle architect W.P. Skillings.<sup>152</sup> In 1894, Ford moved to Boston and took a job with the architectural firm of Hartwell, Richardson & Driver. After returning to Seattle in 1907 he joined the architectural firm of Graham & Meyers. When Meyers left the firm, Ford continued to work with John Graham, Sr., one of Seattle's most significant historic-era architects, until the latter moved to Detroit in 1914.<sup>153</sup> Ford and another Graham employee, James E. Webster, then formed a new partnership to take over Graham's northwest projects. They operated under the name Webster & Ford and worked together until late 1916, when Ford decided to open up his own firm.

During this time Ford applied for U.S. citizenship (1915) and became a naturalized citizen on March 13, 1920. According to architectural historian Michael Houser, "During the 1920s Ford became a 'man-about-town,' and the society pages of the *Seattle Times* are full of details about parties and fundraisers at the Ford house. Active in a variety of civic, social and professional organizations he was elected the Seattle Fine Arts Society board of directors in 1929, and elected president of the Washington State Chapter of the American Institute of Architects in 1929."<sup>154</sup>

Ford was most active in the 1920s. In addition to the Marcus Whitman Hotel, he designed the Cambridge Apartments (1923); the Mayflower/Fox Theater (1927-28, no longer extant); and the Washington Athletic Club (1930), all in Seattle. Exotic, revival styles and Art Deco were popular styles when Ford was doing his later work. The Music Hall Theater (its common name at the time that the Mayflower/Fox Theater was demolished) was described as an "exotic Moorish-Spanish Renaissance Revival design." According to architectural historian Marianne Kadas, the Marcus Whitman Hotel remains an excellent example of his innovative approach to the period styles that were popular in the 1920s and 1930s.<sup>155</sup>

## **Gessel Smith Mosman**

Gessel Smith Mosman was a firm that practiced in Walla Walla in the 1970s. It was formed by H. Brandt Gessel. Gerald W. Mosman got his start with H. Brandt Gessel as a draftsman and was later a partner, beginning in 1971 with the design of the Pacific Power & Light Building (27 N. 2<sup>nd</sup> Avenue). The firm also designed the 1976 Old National Bank of Washington Building (22 E. Alder Street). No information was found on the Smith partner.

H. Brandt Gessel (1915-n.d.) was born in Logan, Utah. He is best known in Walla Walla for his remodel of the Victorian Rees-Winans Block into a modern office building in 1951.<sup>156</sup> Gessel attended the University of Idaho, where he graduated with a Bachelor of Science Degree in 1939. He was inducted in the American Institute of Architects in 1949. Gessel lived in Walla Walla and worked throughout eastern Washington and Oregon, primarily in the 1950s. He worked on projects of all types, including commercial retail buildings, a theater, schools and churches, the city hall in Pasco, and the L.D.S. Church in Pendleton. He also designed the 1947

<sup>151</sup> "Architect and Builder Biographies," *Department of Archaeology and Historic Preservation*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>, Accessed March 2020.

<sup>152</sup> Michael Houser, "Sherman D. Ford, Architect and Builder Biographies," *Department of Archaeology and Historic Preservation*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>, Accessed March 2020.

<sup>153</sup> Graham's son John Graham Jr. began taking over the firm after World War II. It operated until the mid-1980s. Grant Hildebrand, "John Graham, Sr.," in Jeffrey Karl Ochsner's *Shaping Seattle Architecture, A Historical Guide to the Architects*. Seattle, WA: University of Washington Press, 2014:120-125.

<sup>154</sup> Houser, "Ford."

<sup>155</sup> Marianne Kadas, "Marcus Whitman Hotel." National Register of Historic Places Registration Form. Marianne Kadas Consulting, Portland, OR, November 30, 1999:Section 8, page 6.

<sup>156</sup> "Rees-Winans Block/Jones Bldg.," *Downtown Walla Walla Intensive-Level Survey*. Prepared for City of Walla Walla. Prepared by Artifacts Consulting, Inc., Tacoma, WA, August 2017.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

Union-Bulletin Building in Walla Walla.<sup>157</sup> Gessel also modernized historic buildings in Walla Walla, including designing two additions in 1949 and 1959 to Henry Osterman's 1907 YMCA building.<sup>158</sup>

Gerald Walter Mosman (1925-2013) was born in Uniontown in eastern Washington. He grew up in Clarkston, Washington, where he graduated from high school before enlisting in the Navy and serving in World War II. After witnessing the Japanese surrender while on the USS Missouri, he returned to eastern Washington, where he graduated from Washington State University (College then) with a degree in Architectural Engineering. After an initial apprenticeship with an architect in Lewiston, he worked as a draftsman for ten years for H. Brandt Gessel. He became licensed in 1961. Mosman worked with others and on his own over his long career. For ten years he was a partner with the firm of Gessel Smith Mosman, when they designed the 1971 Pacific Power & Light Building (27 N. 2<sup>nd</sup> Avenue). One of the buildings in Walla Walla for which he is best known is the design of the Assumption Catholic Church, a dramatic Modern church, rectory, convent, and social hall (2098 E. Alder Street). Mosman also designed the original buildings for the museum complex and the amphitheater for Fort Walla Walla. He served in several board positions for the American Institute of Architects of Washington State.<sup>159</sup> He retired in 2005 at age 80 and died in Walla Walla in 2013.<sup>160</sup>

### **Orlan Duette "O.D." Keen**

Orlan Duette "O.D." Keen (1880-1972) was born in Fall Branch, Tennessee. In 1904, Keen and his family moved to Walla Walla, where he started O.D. Keen Construction Service, which was in business from 1905 to 1984.<sup>161</sup> He became a prominent contractor in the Walla Walla area, overseeing construction for many businesses and buildings in Walla Walla, including on the Whitman College campus. Among the buildings his company worked on were numerous Whitman residence halls, the Penrose Library, the YMCA, as well as many homes and office buildings. Included among the drawings are photographs documenting the process of building construction.<sup>162</sup> Among the buildings that his firm constructed in the historic district are the American Theater (Liberty Theater); Denny Building (alterations); Inland Motor Freight Depot; IOOF Hall; Marcus Whitman Hotel; and the YMCA, both the original building and alterations. Keen's modest 1935 office building is located in the historic district at 15 S. Spokane Street. He died in Walla Walla in 1972 at the age of 92.

### **Bjarne H. Moe**

Seattle architect Bjarne Holten Moe (1904-1980) was born in Trondheim, Norway in 1904. He immigrated to the United States with his family at the age of three and was raised in Tacoma and Everett, graduating from Everett High School. Moe studied at the University of Washington during the mid-1920s for three years but never received a formal degree. He apprenticed with a variety of architects over a seven-year period including: Sherwood Ford, J. Charles Stanley, R.C. Reamer, and the firm of Shack, Young & Meyers in the Seattle area and Ludwig Solberg in Wenatchee. He acquired his state architectural license in 1930.

Moe specialized in movie theaters. He designed numerous theaters in the Seattle area and several in eastern Washington and throughout the Pacific Northwest and, in eastern Washington, primarily in the 1930s.<sup>163</sup> In Walla Walla he designed a remodel of the Capitol Theater (1938) and collaborated with Henry Osterman in the

<sup>157</sup> Robert A. Bennett, *Walla Walla: A Nice Place to Raise a Family, 1920-1949*. Walla Walla, WA: Pioneer Press, 1988:193.

<sup>158</sup> Day, Stephen J., "YMCA Building – Walla Walla," National Register of Historic Places Registration Form. Stephen Day Architecture PLLC, Seattle, WA, December 16, 2014:5.

<sup>159</sup> "Gerald Walter Mosman, Oct 23, 1925 - Jul 20, 2013," *Legacy.com*, <https://www.legacy.com/funeral-homes/obituaries/name/gerald-mosman-obituary?>, Accessed April 2020.

<sup>160</sup> Mosman, Gerald Walter (Age 87) (obit.), *The Spokesman-Review*, July 25, 2013:b4.

<sup>161</sup> The drawings from which the company worked are in the Whitman College and Northwest Archives. "O.D. Keen Construction Service blueprints, 1905-1984," Whitman College and Northwest Archives, Walla Walla, Washington. Finding aid accessed April 2020.

<sup>162</sup> "O.D. Keen Construction Service Blueprints, 1905-1984," Whitman College and Northwest Archives, Walla Walla, WA. Finding aid accessed April 2020.

<sup>163</sup> Michael Houser, "Architect and Builder Biographies," 2013, *Department of Archaeology and Historic Preservation*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>, Accessed March 2020.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

remodel of the Liberty Theater. His Streamline Moderne interiors for this theater are still extant. Moe died in Seattle in 1980 at the age of 75.

### **Osterman and Siebert**

Henry Osterman and Victor Siebert began their working life together in 1902, when Siebert, at the age of 18, went to work for Osterman as a draftsman. Siebert left in 1906 to pursue a formal education and obtain additional work experience. In 1912 he returned to Walla Walla to form a partnership with Osterman. They worked together until Osterman retired to Seattle in 1927. Because of their long association, and because Osterman was better known, many of the buildings they no doubt worked on together are attributed to Osterman. Siebert is sometimes mentioned but it can be assumed that most commissions were undertaken by both of them after Siebert became a partner in 1912.

Henry Osterman (1862-1936) was an architect based in Walla Walla. Both he and his future partner, Victor E. Siebert, were profiled in William Denison Lyman's 1918 *History of Old Walla Walla County*.<sup>164</sup> Writing in 1918, Walla Walla historian Lyman called Osterman and Siebert the "leading architects of Walla Walla, . . . whose efforts along professional lines have found expression in the erection of some of the finest buildings not only in this city but elsewhere in the state . . . and practically all the important business and office buildings in the city, together with many of the finer residences."<sup>165</sup> He followed with the statement that they occupy a very creditable and enviable position in professional circles and that many of their most important buildings "stand as monuments of their skill, their enterprise and business ability."<sup>166</sup>

The following buildings designed by Osterman or Osterman and Siebert's are listed in the National Register of Historic Places (all in Walla Walla unless otherwise noted): Osterman Residence (508 Lincoln Street, 1892-93); Walla Walla Carnegie Library (1905); Green Park School (1905); YMCA Building (1907); Washington SP Electric Light Works Building (1890, 1910, addition only); Preston Hall, Waitsburg (1913); Liberty Theater (1917, 1928, 1939); and Dixie High School, Dixie (1921).<sup>167</sup> His Walla Walla Fair Pavilion (1907) is listed in the Washington Heritage Register. Of these buildings, the YMCA and Liberty Theater are located in the Walla Walla Downtown Historic District.

Henry Osterman was born near Essen, Germany in 1862. He served three years in the German Army as well as studying architecture in Dusseldorf before coming to the United States in 1889 at the age of 27 with his brothers William, Frank, and August.<sup>168</sup> The four brothers settled in Walla Walla. While they had little knowledge of the English language or of building practices in the Northwest, they found work as carpenters. With the exception of Henry, all of the Osterman brothers returned to Germany about 1896.<sup>169</sup>

By that time Henry had begun to work as a general contractor and by 1899 he was advertising himself as an architect. In 1905, he opened an office in the Baker Boyer Building. In 1908, he was touted in *Pacific Builder Magazine* as "Walla Walla's architect, first and last." In that year alone he had more than a quarter of a million dollars' worth of commissions, mostly civic and commercial structures, but also private residences.<sup>170</sup> A 1910 pamphlet that featured Walla Walla's businesses and prominent citizens said this about Henry Osterman: "In all ages the profession of an architect is an honored one. His work is not for a day or for a season, but for a

<sup>164</sup> William Denison Lyman, *Lyman's History of old Walla Walla County, Vol. 2, Embracing Walla Walla, Columbia, Garfield and Asotin Counties*. Chicago, IL: S.J. Clarke Publishing Company, 1918.

<sup>165</sup> Lyman, Vol. 2, 1918: 241-42.

<sup>166</sup> Ibid.

<sup>167</sup> National Park Service, National Register of Historic Places, National Register Database and Research, <https://www.nps.gov/subjects/nationalregister/database-research.htm>.

<sup>168</sup> Lyman, 1918, Vol. 2, n.p.

<sup>169</sup> William Vollendorff, "Osterman House," National Register of Historic Places Inventory-Nomination Form. Heritage Preservation Foundation of the Walla Walla Valley, Walla Walla, WA, August 1982:3.

<sup>170</sup> Susan Monahan, "Henry Osterman: 'Walla Walla's architect, first and last,'" Walla Walla, WA: *The Union-Bulletin*, July 6, 2017.

Walla Walla Downtown Historic District

Name of Property

Walla Walla, WA

County and State

lifetime.”<sup>171</sup> Osterman and Victor became partners in 1912, on his return from the East Coast. Osterman became registered as an architect in Washington State in 1919.<sup>172</sup>

Osterman also had other business interests. He was one of the organizers of the Third National Bank and served on its board of directors. He was one of the organizers and on the board of directors of the Gardner Company, “which owns and controls Walla Walla’s largest mercantile establishment.” Osterman retired to Seattle in 1927 and passed away in Seattle in June 4, 1936. His son, Hugo, and grandson, Henry L., also became architects and practiced in the Seattle area through the 1960s.

The National Register nomination for his own house credits Osterman with designing the following buildings during his career. “Among the more prominent buildings in Walla Walla designed and constructed by Henry Osterman are the County Courthouse, the City Hall, the National Guard Armory (whose cornerstone identifies Osterman and Siebert as the architects) and the YMCA, which is still in use as a recreational resource by the Odd Fellows Lodge. Additional buildings include the Schwabacher/Gardner Department Store, Walla Walla High School and Gymnasium (no longer extant), the community arts center, the Walla Walla Central Fire Station (no longer extant), the original Masonic Temple (now known as the Copeland Building), the Central Christian Church, the Ellis Hotel, the Siel Building, Green Park School, Sharpstein School, the Drumheller Building, the Liberty Theater, the Third National Bank facade, and many others.”

Victor E. Siebert (1884-1963), who was born in Walla Walla, was a partner in Henry Osterman’s firm of Osterman and Siebert. Siebert joined Osterman as a draftsman at the age of 18 but in 1906 began his architectural studies at the Boston School of Technology, where he obtained his degree.<sup>173</sup> He worked briefly for the firm of McLaughlin & Siebert in Pittsfield, Massachusetts but returned after two-and-one-half years to Walla Walla, where he formed a partnership with Henry Osterman. They worked together until Osterman retired to Seattle in 1927.

After Osterman’s death, Siebert moved to Long Beach, California, where he formed a partnership with engineer Vern D. Hedden, who was formerly the City of Long Beach’s building inspector.<sup>174</sup> Newspaper and magazine accounts indicate that they were engaged in designing apartment buildings and residences.<sup>175</sup> They were evidently successful, as Mr. Siebert’s estate was valued at being worth \$399,000 when he died in Santa Rosa, California in 1963.<sup>176</sup> Siebert is buried in Walla Walla.<sup>177</sup>

## **George B. Purvis**

George B. Purvis (ca 1869-1934) was born in New York State. He is best known in Walla Walla for his design of the 1917 Liberty Theater. He made his reputation in the design of theaters throughout the Pacific Northwest, in addition to other buildings. He designed theaters in Vancouver, B.C., Yakima, and Tacoma. He also designed the Austin E. Lathrop Building in Anchorage, Alaska. He partnered with Charles K. Eastman to design the Paramount (now Guild 45<sup>th</sup> Theater) in Seattle and a theater in Coeur d’Alene. In 1921 Purvis returned to working on his own and continued designing theaters in Port Angeles, Olympia, Longview, and Seattle. Many of Purvis’ theaters have been altered or destroyed. Purvis died in Seattle in 1934 at the age of 65.

<sup>171</sup> Ibid.

<sup>172</sup> “Henry Osterman,” “Architect and Builder Biographies,” *Department of Archaeology and Historic Preservation*. <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies>, Accessed March 2020. Adapted from *Walla Walla Fair Pavilion WHR nomination - by Rita Kaufmann*.

<sup>173</sup> Boston School of Technology was in operation from 1865 to 1916. At that point it became part of the Massachusetts Institute of Technology.

<sup>174</sup> “Salary Called Too Small; To Quit on April 1,” *The Long Beach Telegram and the Long Beach Daily News*. Long Beach, CA: February 21, 1924.

<sup>175</sup> *The Architect and Engineer*, Vol. 117, No. 1, April 1934.

<sup>176</sup> “Siebert Estate Is \$366,000,” *The Press Democrat*. Santa Rosa, CA: May 20, 1964. Note that the estate also included oil rights in Los Angeles and stock in California Edison Company and Signal Oil and Gas Company.

<sup>177</sup> “Victor Siebert,” (obit.), *The Press Democrat*. Santa Rosa, CA: June 4, 1963.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

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Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other Non-profit online database: Walla Walla 2020
- Name of repository: Whitman College Northwest Archives

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Historic Resources Survey Number (if assigned): N/A

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

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## 10. Geographical Data

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**Acreage of Property** ~40 acres  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or      NAD 1983

(Place additional UTM references on a continuation sheet.)

1                 
Zone Easting Northing

3                 
Zone Easting Northing

2                 
Zone Easting Northing

4                 
Zone Easting Northing

### Or Latitude/Longitude Coordinates

(enter coordinates to 6 decimal places)

1 46.067833 -118.342469  
Latitude Longitude

3 46.067512 -118.332885  
Latitude Longitude

2 46.070321 -118.336164  
Latitude Longitude

4 46.064696 -118.340276  
Latitude Longitude

### Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the historic district encompasses the three major east-west streets in downtown Walla Walla and extends from Palouse Street on the east to 3<sup>rd</sup> Avenue on the west, for approximately 13 blocks centered around the heart and genesis of Walla Walla at 1<sup>st</sup> Avenue and Main Street.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary takes in the primary blocks in the historic downtown that also retain integrity as a district of primarily commercial buildings that represent all eras of development of Walla Walla, from 1869 to 1971, or approximately 50 years ago, which represents the most recent significant Modern building in the downtown. Originally the commercial downtown extended to 5<sup>th</sup> Avenue, the site of the courthouse complex, and focused on Main Street. However, the blocks from 3<sup>rd</sup> to 5<sup>th</sup> Avenue have lost integrity over time, and today the Walla Walla Downtown Historic District terminates at 3<sup>rd</sup> Avenue, with the exception of the historic City Hall, which is included in the district.

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## 11. Form Prepared By

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name/title Diana J. Painter, PhD, Principal Architectural Historian

organization Painter Preservation

date April 20, 2020

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Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

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**Additional Documentation**

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Walla Walla Downtown Historic District  
**City or Vicinity:** Walla Walla  
**County:** Walla Walla **State:** Washington  
**Photographer:** Diana Painter  
**Date Photographed:** January 25, 2020; June 30, 2020

**Description of Photograph(s) and number:**

- Photo 1 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0001  
Mill Creek Flood Control Channel, 1<sup>st</sup> Ave & Main St, looking south
- Photo 2 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0002  
Barrett Building (detail), 11-23 E Main St, front façade, looking west
- Photo 3 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0003  
Brechtel Building (left), 21 W Main St, front façade, looking southeast; Max Baumeister Building (right), 25-27 W Main St, front façade, looking southeast
- Photo 4 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0004  
Baker Boyer Bank, 8 S 2<sup>nd</sup> Avenue, front façade, looking south
- Photo 5 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0005  
City Hall, 15 N 3<sup>rd</sup> Ave, south side and front (east) façade, looking northwest
- Photo 6 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0006  
First National Bank, 1 E Alder St, front façade, looking north
- Photo 7 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0007  
Marcus Whitman Hotel, 6 W Rose St, south side façade, looking east

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

- Photo 8 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0008  
Third National Bank, 3 W Main St, front (north) and east side façade, looking south, Marcus Whitman Hotel in background, front (south) façade
- Photo 9 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0009  
Pacific Telephone & Telegraph, 102 E Alder St, north side façade and front (west-southwest) façade, looking east
- Photo 10 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0010  
Paine Building, 2 E Main St, front (north) façade and west side façade, looking east
- Photo 11 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0011  
Denny Building, 4-6 E Alder St, east side and front (north) façade, looking east
- Photo 12 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0012  
Drumheller Building (left), 1-5 W Alder St, front (north) façade, looking south; Harras Building (right), 7-9 W Alder St, front (north) façade, looking south
- Photo 13 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0013  
Gardner's Department Store, 20 W Main St, west side façade, front (south) façade, looking north
- Photo 14 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0014  
Jensen Building, 54 E Main St, east (northeast) side façade and front north-northwest) façade, looking south
- Photo 15 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0015  
Liberty Theater, 50 E Main St, front (north-northwest) façade, looking south
- Photo 16 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0016  
Central Christian Church, 66 S Palouse St, south (southwest) side façade, front (southeast) façade, looking north
- Photo 17 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0017  
John Stack Building, 9 N Spokane St, south (southeast) side façade, front (northeast) façade, looking west
- Photo 18 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0018  
Masonic Temple, 129-131 E Alder St, front (south) façade, east side façade, looking north
- Photo 19 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0019  
Rees-Winans Block/Jones Building, 6-10 N 2<sup>nd</sup> Ave, west (southwest) side façade, front (south) façade, looking northeast
- Photo 20 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0020  
Dahlen Auto Company, 207-229 E Main St, front (southeast) façade, looking northwest
- Photo 21 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0021  
Pantorium Building, 18-20 N 2<sup>nd</sup> Ave, north side façade and front (west-southwest) façade, looking east

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Photo 22 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0022  
Johnson Electric Building, 35 S Spokane St, front (west-southwest) façade, looking northeast

Photo 23 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0023  
H.L. Gray Inc. GMC, 202 E Alder St, front (north) façade, west side façade, looking east

Photo 24 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0024  
Pacific Power & Light Building, 27 N 2<sup>nd</sup> Ave, front (north) façade, looking south

Photo 25 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0025  
Volunteer Park, 80 S Palouse St, view of monument to Spanish-American War, looking north

Photo 26 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0026  
View of 1<sup>st</sup> and Main St, looking south

Photo 27 of 27: WA\_WallaWallaCounty\_WallaWallaDowntownHD\_0027  
View of sidewalk and streetscape, 123 E Main St, looking south

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 1 of 27: Mill Creek Flood Control Channel, 1<sup>st</sup> Ave & Main St, looking south**



**Photo 2 of 27: Barrett Building (detail), 11-23 E Main St, front façade, looking west**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 3 of 27: Brechtel Building (left), 21 W Main St, front façade, looking southeast; Max Baumeister Building (right), 25-27 W Main St, front façade, looking southeast**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 4 of 27: Baker Boyer Bank, 8 S 2<sup>nd</sup> Ave, front façade, looking south**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 5 of 27: City Hall, 15 N 3<sup>rd</sup> Ave, south side and front (east) façade, looking northwest**



**Photo 6 of 27: First National Bank, 1 E Alder St, front façade, looking north**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 7 of 27: Marcus Whitman Hotel, 6 W Rose St, south side façade, looking east**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 8 of 27: Third National Bank, 3 W Main St, front (north) and east side façade, looking south, Marcus Whitman Hotel in background, front (south) façade**



**Photo 9 of 27: Pacific Telephone & Telegraph, 102 E Alder St, north side façade and front (west-southwest) façade, looking east**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 10 of 27: Paine Building, 2 E Main St, front (north) façade and west side façade, looking east**



**Photo 11 of 27: Denny Building, 4-6 E Alder St, east side and front (north) façade, looking east**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 12 of 27: Drumheller Building (left), 1-5 W Alder St, front (north) façade, looking south; Harras Building (right), 7-9 W Alder St, front (north) façade, looking south**



**Photo 13 of 27: Gardner's Department Store, 20 W Main St, west side façade, front (south) façade, looking north**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 14 of 27: Jensen Building, 54 E Main St, east (northeast) side façade and front north-northwest) façade, looking south**



**Photo 15 of 27: Liberty Theater, 50 E Main St, front (north-northwest) façade, looking south**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 16 of 27: Central Christian Church, 66 S Palouse St, south (southwest) side façade, front (southeast) façade, looking north**



**Photo 17 of 27: John Stack Building, 9 N Spokane St, south (southeast) side façade, front (northeast) façade, looking west**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 18 of 27: Masonic Temple, 129-131 E Alder St, front (south) façade, east side façade, looking north**



**Photo 19 of 27: Rees-Winans Block/Jones Building, 6-10 N 2<sup>nd</sup> Ave, west (southwest) side façade, front (south) façade, looking northeast**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 20 of 27: Dahlen Auto Company, 207-229 E Main St, front (southeast) façade, looking northwest**



**Photo 21 of 27: Pantorium Building, 18-20 N 2<sup>nd</sup> Ave, north side façade and front (west-southwest) façade, looking east**

Walla Walla Downtown Historic District  
Walla Walla County, Washington



Photo 22 of 27: Johnson Electric Building, 35 S Spokane St, front (west-southwest) façade, looking northeast



Photo 23 of 27: H.L. Gray Inc. GMC, 202 E Alder St, front (north) façade, west side façade, looking east

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 24 of 27: Whitman College Office Building, 27 N 2<sup>nd</sup> Ave, front (north) façade, looking south**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 25 of 27: Volunteer Park, 80 S Palouse St, view of monument to Spanish-American War, looking north**

**Walla Walla Downtown Historic District  
Walla Walla County, Washington**



**Photo 26 of 27: View of 1<sup>st</sup> and Main St, looking south**

Walla Walla Downtown Historic District  
Walla Walla County, Washington



Photo 27 of 27: View of sidewalk and streetscape, 123 E Main St, looking south

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

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**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

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name Various  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town Walla Walla state WA zip code 99362

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

## **LIST OF FIGURES**

### **CURRENT MAPS**

- Figure 1: General location map
- Figure 2: Regional location map
- Figure 3: District boundary and lat/long coordinates
- Figure 4: Contributing and non-contributing properties
- Figure 5a-5e: List of properties in historic district
- Figure 6: Geographical context

### **HISTORIC MAPS & PHOTOS**

- Figure 7: Map of Washington Territory from 1854-1858
- Figure 8: 1859 sketch of Main Street
- Figure 9: 1861 BLM GLO map showing city and garrison
- Figure 10: 1861 survey of Walla Walla
- Figure 11: Conceptual sketch of Fort Walla Walla in 1862
- Figure 12: 1862-62 photograph of Main Street
- Figure 13: Historic and current views of 1869 Brechtel Building
- Figure 14: 1875 map showing Walla Walla's regional connections
- Figure 15: 1876 bird's-eye view of Walla Walla
- Figure 16: 1879 illustration of transcontinental connection
- Figure 17: 1884 Sanborn map showing building materials
- Figure 18: 1884 Sanborn map showing urbanized area
- Figure 19: Ca 1890 map showing regional rail system and farmlands
- Figure 20: Washington & Columbia River Railroad Depot at Spokane and Main
- Figure 21: Main Street from 2<sup>nd</sup> to 1<sup>st</sup> Avenue about 1900, looking east
- Figure 22: 1901 photograph of Main Street looking west from 1<sup>st</sup> Street
- Figure 23: 1903 Die Brucke building at 1<sup>st</sup> and Main Street
- Figure 24: 1904 Drumheller Building by Henry Osterman
- Figure 25: 1905 Masonic Temple by Osterman and Siebert's
- Figure 26: 1906 Marcus Whitman Hotel by Seattle's Sherwood D. Ford
- Figure 27: 1907 YMCA by Henry Osterman

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

- Figure 28: 1908 City Hall by Henry Osterman
- Figure 29: 1908 Pioneer Park by John W. Langdon
- Figure 30: 1908 Inland Auto Company
- Figure 31: 1909 Stack Apartment building and decorators store
- Figure 32: 1909 map showing Walla Walla city boundaries
- Figure 33: Main Street in 1911, looking west
- Figure 34: 1911 Baker Boyer Bank by Seattle's Beezer Brothers
- Figure 35: 1911 Gardner's Department Store
- Figure 36: 1915 view of Main Street from 1<sup>st</sup>, looking west
- Figure 37: 1917 American Theater by Osterman and Siebert
- Figure 38: Main Street about 1919, looking east
- Figure 39: Walla Walla's 1920 First National Bank
- Figure 40: 1922 Pantorium Dye Works
- Figure 41: W. C. Braden's 1930 auto parts store
- Figure 42: 1931 flood in Walla Walla, showing 1<sup>st</sup> & Main Street
- Figure 43: 1935 Pacific Telephone and Telegraph building
- Figure 44: Main Street in 1941, looking east
- Figure 45: Auto-oriented uses in 1950 in downtown Walla Walla
- Figure 46: The Teague Motor Company in 1959
- Figure 47: Walla Walla city boundaries in 1960
- Figure 48: New First Federal Savings and Loan building opens 1965

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Figure 1: General location map

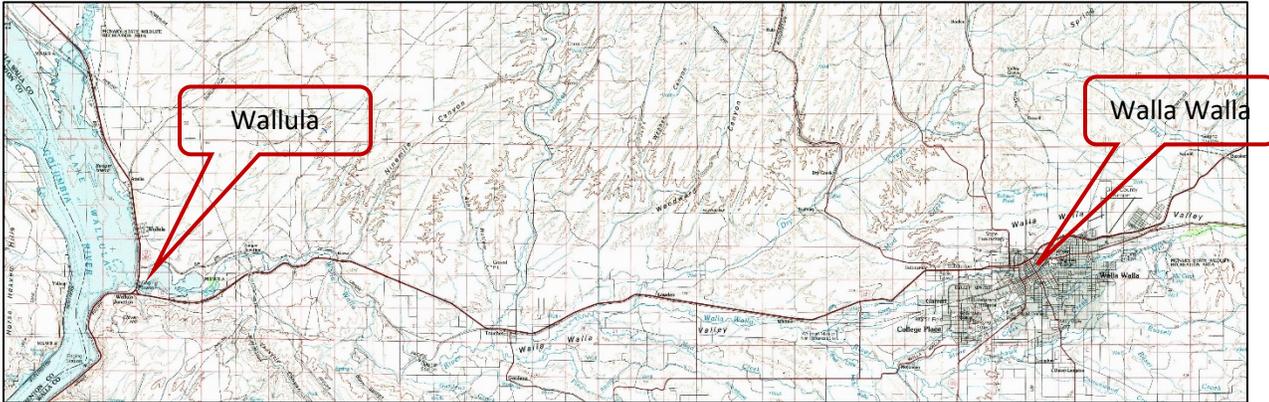


Source: Google images

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 2: Regional location map showing Walla Walla in relationship to Wallula and Columbia River**



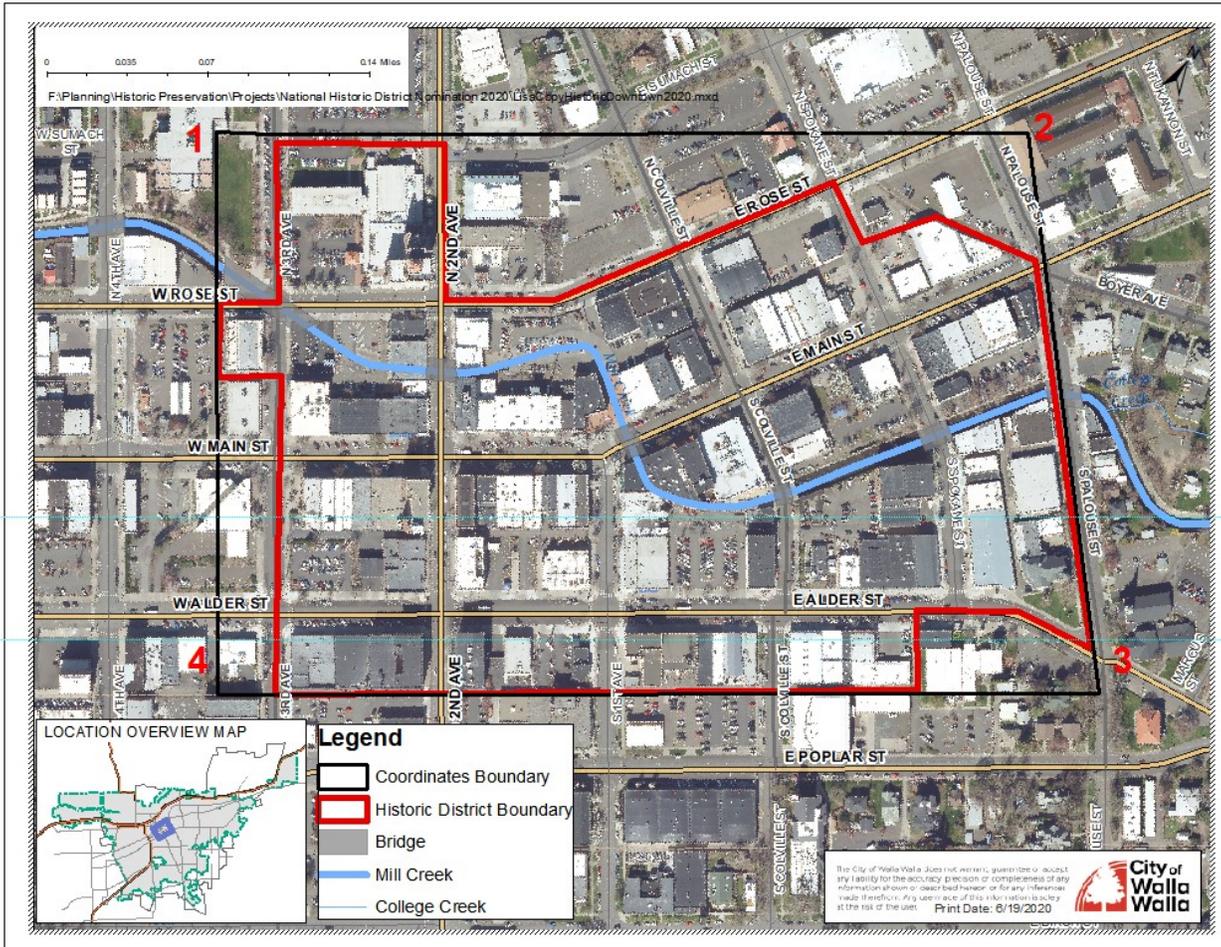
Source: Walla Walla, Washington-Oregon 30x60 minute series, 1980

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 3: Historic district boundary map with lat/long coordinates**

**1 (NW corner):** 46.067833, -118.342469; **2 (NE corner):** 46.070321; -118.336164; **3 (SE corner):** 46.067512; -118.332885; **4 (SW corner):** 46.064696; -118.340276 **DRAFT**

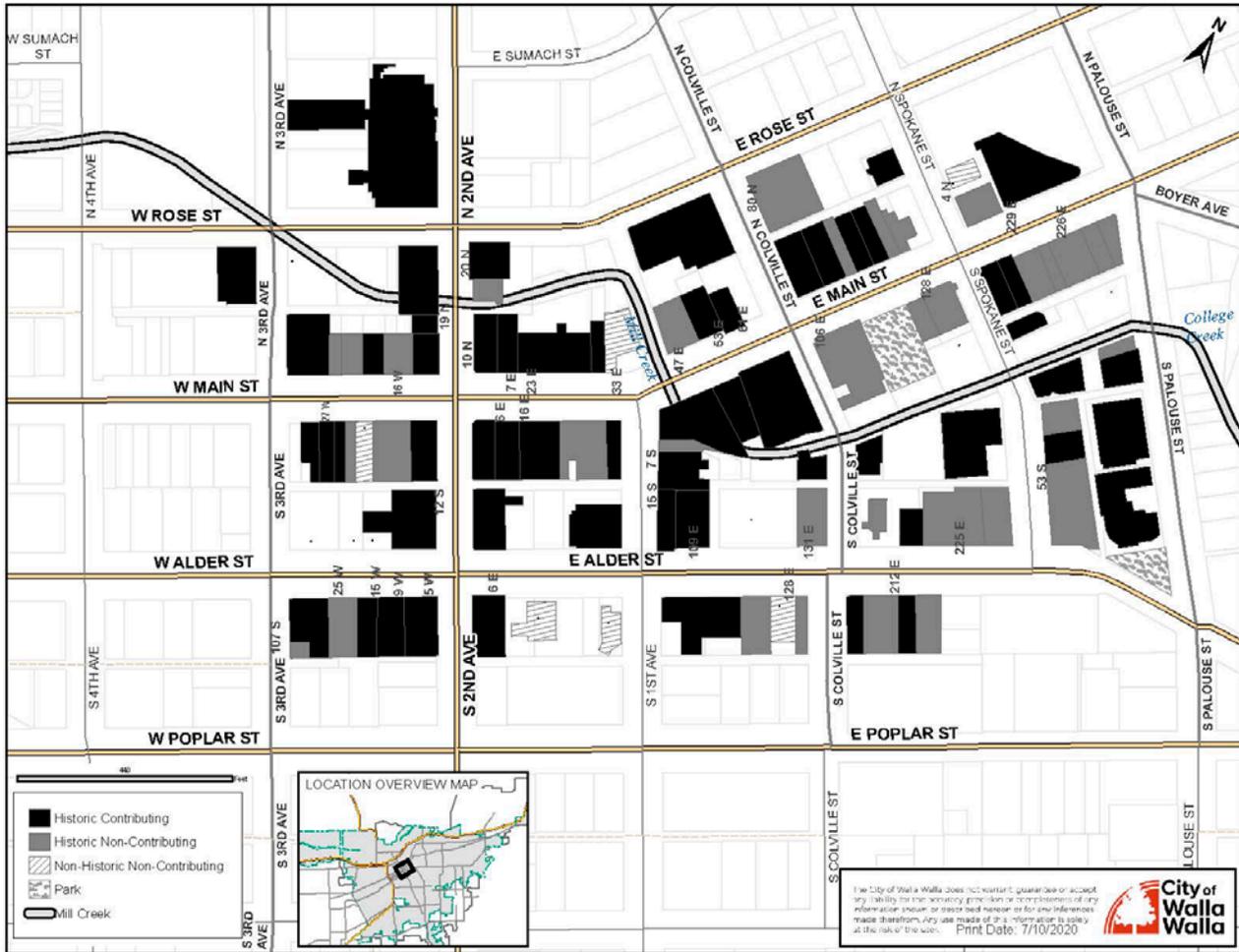


Source: City of Walla Walla

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Figure 4: Contributing/Non-contributing properties **\*\*DRAFT\*\***



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Source: City of Walla Walla

**Figure 5a-e: List of properties**

| Street No | Dir | Street name | Street type | Assoc. Address   | Name                                      | Style                        | Date 1 | Date 2 | Classification                |
|-----------|-----|-------------|-------------|------------------|---|------------------------------|--------|--------|-------------------------------|
| 3         | S   | 1st         | Ave         |                  | Model Grocery                             | Commercial                   | 1910   | 1960   | Historic Non-contributing     |
| 5         | S   | 1st         | Ave         |                  | Commercial Building                       | Commercial                   | 1910   |        | Historic Contributing         |
| 9         | S   | 1st         | Ave         |                  | Elam's Bank                               | Neoclassical                 | 1907   | 1926   | Historic Contributing         |
| 10        | S   | 1st         | Ave         |                  | First Federal Savings and Loan            | Modern-Miesian               | 1966   |        | Historic Contributing         |
| 5         | N   | 2nd         | Ave         |                  | (Clara) Quinn Building                    | Commercial                   | 1909   | 1940   | Historic Contributing         |
| 6         | N   | 2nd         | Ave         | 3 E Main St      | Rees-Winans Block/Jones Bldg              | International Style          | 1890   | 1960   | Historic Contributing         |
| 9         | N   | 2nd         | Ave         |                  | Pedigo-Loney Building                     | Commercial                   | 1909   |        | Historic Contributing         |
| 12        | N   | 2nd         | Ave         |                  | Commercial Building                       | Commercial                   | 1922   |        | Historic Non-contributing     |
| 14        | N   | 2nd         | Ave         |                  | A.K. Dice Building                        | Italianate                   | 1899   | 1917   | Historic Non-contributing     |
| 18        | N   | 2nd         | Ave         | 2-8 S Rose St    | Pantorium Cleaners and Dye Works          | Commercial                   | 1922   | 1952   | Historic Contributing         |
| 27        | N   | 2nd         | Ave         |                  | Whitman College Office Building           | Modern                       | 1971   |        | Historic Contributing         |
| 8         | S   | 2nd         | Ave         | 7 W Main St      | Baker Boyer Bank                          | Neoclassical                 | 1911   | 1914   | Historic Contributing         |
| 10        | S   | 2nd         | Ave         | 10 W Alder St    | Inter-State Savings and Loan, Annex #1    | Commercial                   | 1910   |        | Historic Contributing         |
| 16        | S   | 2nd         | Ave         | 16 W Alder St    | Baker Boyer Bank Annex #2                 | Modern                       | 1956   |        | Historic Contributing         |
| 15        | N   | 3rd         | Ave         |                  | City Hall                                 | Neoclassical                 | 1908   |        | Historic Contributing         |
| 105       | S   | 3rd         | Ave         |                  | Betz Brewing & Malting Co. Bottling Works | Neoclassical                 | 1903   |        | Historic Non-contributing     |
| 1         | E   | Alder       | St          |                  | First National Bank                       | Neoclassical                 | 1920   |        | Historic Contributing         |
| 4         | E   | Alder       | St          | 103-109 S 2nd St | Denny Building                            | American Renaissance Revival | 1906   | 1920   | Historic Contributing         |
| 22        | E   | Alder       | St          |                  | Old National Bank of Washington           | Modern-Miesian               | 1976   |        | Non-Historic Non-Contributing |
| 28        | E   | Alder       | St          |                  | Community Bank                            | Modern                       | 1973   |        | Non-Historic Non-Contributing |
| 102       | E   | Alder       | St          |                  | Pacific Northwest Bell Building           | Art Deco                     | 1936   | 1965   | Historic Contributing         |
| 105       | E   | Alder       | St          |                  | J. H. Morrow Implement Building           | Commercial                   | 1907   | 1940   | Historic Contributing         |
| 120       | E   | Alder       | St          |                  | Cummins Athletic Supply                   | Modern                       | 1950   |        | Historic Non-Contributing     |

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NPS Form 10-900  
Walla Walla Downtown Historic District  
Name of Property

OMB No. 1024-0018

Walla Walla, WA  
County and State

|     |         |   |          |    |               |   |                              |      |      |                               |
|-----|---------|---|----------|----|---------------|---|------------------------------|------|------|-------------------------------|
| 126 | 128     | E | Alder    | St |               | Williams Team Homes, Inc.                 | NA - Post-Modern             | 2008 |      | Non-Historic Non-Contributing |
| 129 | 131     | E | Alder    | St |               | Masonic Temple/Copeland Building          | Neoclassical                 | 1905 | 1950 | Historic Non-contributing     |
| 130 |         | E | Alder    | St |               | Barber Building/DeWitt Funeral Home       | Mission Revival              | 1902 | 1912 | Historic Non-contributing     |
| 202 |         | E | Alder    | St |               | H.L. Gray Inc. GMC                        | Commercial                   | 1910 |      | Historic Contributing         |
| 209 |         | E | Alder    | St |               | Fouts Auto Repair & Machine Shop          | Commercial                   | 1921 |      | Historic Contributing         |
| 210 | 212     | E | Alder    | St |               | W.H. Harold Bldg                          | Commercial                   | 1901 | 1918 | Historic Non-Contributing     |
| 214 |         | E | Alder    | St |               | Stewart's Dry Cleaners                    | Commercial                   | 1902 |      | Historic Contributing         |
| 217 | 225     | E | Alder    | St |               | Goodwill Industries                       | Commercial                   | 1920 |      | Historic Non-contributing     |
| 220 | 220-1/2 | E | Alder    | St |               | Sherman Williams                          | Commercial                   | 1943 |      | Historic Non-contributing     |
| 229 |         | E | Alder    | St |               | Inland Auto Company Bldg.                 | Commercial                   | 1908 | 2017 | Historic Non-Contributing     |
| 1   | 5       | W | Alder    | St | 106 S 2nd Ave | Drumheller Building                       | American Renaissance Revival | 1904 | 1985 | Historic Contributing         |
| 7   | 9       | W | Alder    | St |               | Gustav Harras Building                    | American Renaissance Revival | 1904 |      | Historic Contributing         |
| 11  | 15      | W | Alder    | St |               | Commercial Building                       | Commercial                   | 1910 |      | Historic Contributing         |
| 21  | 25      | W | Alder    | St |               | Recreation Bowling Alleys                 | Commercial                   | 1910 |      | Historic Contributing         |
| 11  |         | N | Colville | St |               | Teague Motor Company                      | Utilitarian                  | 1935 | 1950 | Historic Contributing         |
| 60  | 80      | N | Colville | St | 130 E Rose St | Teague Motor Company                      | Commercial                   | 1945 |      | Historic Non-contributing     |
| 16  |         | S | Colville | St |               | Inland Auto Supply Co.                    | Commercial                   | 1920 |      | Historic Contributing         |
| 25  |         | S | Colville | St |               | Commercial Building                       | Modern                       | 1958 |      | Historic Contributing         |
| 33  |         | S | Colville | St |               | Marcy's Service Station/Union Gas Station | Gas Station                  | 1922 |      | Historic Non-contributing     |
| 2   |         | E | Main     | St | 9 S 2nd St    | Paine Building                            | Italianate                   | 1879 | 1910 | Historic Contributing         |
| 4   | 6       | E | Main     | St |               | Reynolds-Day Building                     | Italianate                   | 1874 | 1955 | Historic Contributing         |
| 5   | 7       | E | Main     | St |               | Stephens Block                            | Italianate                   | 1876 |      | Historic Contributing         |
| 10  | 16      | E | Main     | St |               | Seil (Somerydyke Building)                | Italianate                   | 1886 | 1910 | Historic Contributing         |
| 11  | 23      | E | Main     | St | 9 E Main St   | Barrett Building                          | Georgian Revival             | 1880 | 2005 | Historic Contributing         |
| 18  |         | E | Main     | St |               | People's State Bank                       | Modern                       | 1916 | 1982 | Historic Non-contributing     |
| 22  |         | E | Main     | St |               | Commercial Building                       | Modern                       | 1915 |      | Historic Non-contributing     |

|     |     |   |      |    |                 |                               |                                 |      |      |                               |
|-----|-----|---|------|----|-----------------|-------------------------------|---------------------------------|------|------|-------------------------------|
| 25  |     | E | Main | St |                 | Kennedy Block                 | Italianate                      | 1879 |      | Historic Contributing         |
| 26  |     | E | Main | St |                 | Commercial Building           | Commercial                      | 1903 |      | Historic Non-contributing     |
| 28  |     | E | Main | St |                 | Sayers Building               | Italianate                      | 1890 | 2004 | Historic Contributing         |
| 31  | 33  | E | Main | St |                 | Land Title Bldg               | Commercial                      | 1976 |      | Non-Historic Non-Contributing |
| 38  |     | E | Main | St |                 | Die Brucke Building           | Richardsonian<br>Romanesque     | 1903 | 1994 | Historic Contributing         |
| 39  | 47  | E | Main | St |                 | Quinn Building                | Commercial                      | 1903 | 1972 | Historic Non-Contributing     |
| 50  |     | E | Main | St |                 | Liberty Theater - Walla Walla | Tudor; Swiss Chalet<br>Revival  | 1920 | 1990 | Historic Contributing         |
| 51  | 53  | E | Main | St |                 | Whiteside/Westside Building   | Italianate                      | 1890 |      | Historic Contributing         |
| 54  |     | E | Main | St |                 | Jensen Building               | Beaux Arts                      | 1919 | 1944 | Historic Contributing         |
| 57  | 61  | E | Main | St | 5 N Colville St | C. J. Breier Building         | Commercial                      | 1926 |      | Historic Contributing         |
| 101 | 103 | E | Main | St |                 | Struther's Building           | Commercial                      | 1909 | 1928 | Historic Contributing         |
| 102 | 106 | E | Main | St |                 | Southerland Building          | Commercial                      | 1913 | 1970 | Historic Non-Contributing     |
| 109 |     | E | Main | St |                 | Commercial Building           | American Renaissance<br>Revival | 1928 |      | Historic Contributing         |
| 111 |     | E | Main | St |                 | Commercial Building           | Commercial                      | 1930 |      | Historic Non-contributing     |
| 113 |     | E | Main | St |                 | Commercial Building           | Commercial                      | 1930 |      | Historic Contributing         |
| 115 |     | E | Main | St |                 | Commercial Building           | Commercial                      | 1920 |      | Historic Contributing         |
| 116 |     | E | Main | St |                 | Heritage Square Park          | NA                              | 1992 |      | Non-Historic Non-Contributing |
| 121 |     | E | Main | St |                 | C.A. Mott Building #2         | Commercial                      | 1921 |      | Historic Non-Contributing     |
| 123 |     | E | Main | St |                 | Commercial Building           | Commercial                      | 1930 |      | Historic Non-Contributing     |
| 124 |     | E | Main | St |                 | McLean's Grocery              | Commercial                      | 1909 |      | Historic Non-Contributing     |
| 126 | 128 | E | Main | St |                 | Harry Reynolds Building       | Commercial                      | 1909 | 1955 | Historic Non-Contributing     |
| 127 |     | E | Main | St |                 | Bontzu Cellars                | Post-Modern                     | 1950 | 1976 | Historic Non-Contributing     |
| 200 |     | E | Main | St |                 | F. E. Gander Building         | Commercial                      | 1930 |      | Historic Contributing         |
| 201 |     | E | Main | St |                 | Walla Walla Bread Company     | Modern                          | 1969 |      | Historic Non-Contributing     |
| 202 |     | E | Main | St |                 | F. E. Gander Building         | Commercial                      | 1922 |      | Historic Contributing         |
| 207 | 229 | E | Main | St |                 | Dahlen Auto Company           | Streamline Moderne              | 1917 | 1945 | Historic Contributing         |
| 208 | 210 | E | Main | St |                 | Stone's Cash Store            | Commercial                      | 1927 | 1930 | Historic Non-Contributing     |

|     |     |   |         |    |                 |                                     |                             |      |      |                               |
|-----|-----|---|---------|----|-----------------|-------------------------------------|-----------------------------|------|------|-------------------------------|
| 212 |     | E | Main    | St |                 | Cullen, Youdovitch, Pratt Buildings | Commercial                  | 1928 | 1930 | Historic Non-Contributing     |
| 214 | 226 | E | Main    | St | 19 S Spokane St | HH Hungate Building                 | Commercial                  | 1905 | 1930 | Historic Non-Contributing     |
| 228 |     | E | Main    | St |                 | Midway Drugs                        | Commercial                  | 1916 | 1930 | Historic Non-Contributing     |
| 230 |     | E | Main    | St |                 | The Midway                          | Commercial                  | 1904 | 1928 | Historic Non-Contributing     |
| 2   |     | W | Main    | St |                 | Third National Bank                 | Beaux Arts                  | 1885 | 1960 | Historic Contributing         |
| 4   |     | W | Main    | St |                 | Tallman's                           | Modern-International style  | 1909 | 1984 | Historic Non-Contributing     |
| 7   |     | W | Main    | St | 8 S 2nd Ave     | F. W. Woolworth Co.                 | Neoclassical                | 1914 | 1993 | Historic Non-Contributing     |
| 8   | 16  | W | Main    | St |                 | Commercial Building                 | Commercial                  | 1892 | 2003 | Historic Contributing         |
| 15  |     | W | Main    | St |                 | Commercial Building                 | Commercial                  | 1995 |      | Non-Historic Non-Contributing |
| 17  |     | W | Main    | St |                 | Commercial Building                 | Modern Commercial           | 1914 |      | Historic Non-Contributing     |
| 19  |     | W | Main    | St |                 | HE Holmes Bldg                      | Italianate                  | 1887 | 1998 | Historic Contributing         |
| 21  |     | W | Main    | St |                 | Brechtel Building                   | Italian Renaissance Revival | 1869 | 1966 | Historic Contributing         |
| 22  |     | W | Main    | St | 18 W Main St    | O'Donnell Hardware Building         | Commercial                  | 1875 | 1997 | Historic Non-Contributing     |
| 25  | 27  | W | Main    | St |                 | Baumeister, Max, Building           | Italianate                  | 1889 | 1998 | Historic Contributing         |
| 30  |     | W | Main    | St |                 | Gardner's Department Store          | Sullivan-esque              | 1911 | 2005 | Historic Contributing         |
| 30  |     | S | Palouse | St |                 | Commercial Building                 | Commercial                  | 1940 | 1950 | Historic Contributing         |
| 34  |     | S | Palouse | St |                 | Commercial Building                 | Commercial                  | 1950 |      | Historic Non-Contributing     |
| 44  |     | S | Palouse | St |                 | Walla Walla Dairyman's Assn.        | Utilitarian                 | 1942 |      | Historic Contributing         |
| 66  |     | S | Palouse | St |                 | Central Christian Church            | Romanesque Revival          | 1906 |      | Historic Contributing         |
| 80  |     | S | Palouse | St |                 | Volunteer Park                      | N/A                         | 1904 |      | Historic Contributing         |
| 6   |     | W | Rose    | St | 107 N 2nd Ave   | Marcus Whitman Hotel                | Italian Renaissance Revival | 1928 | 1969 | Historic Contributing         |
| 2   | 4   | N | Spokane | St |                 | Shift Boutique                      | Commercial                  | 2018 |      | Non-Historic Non-Contributing |
| 9   |     | N | Spokane | St |                 | Belmont Apartments                  | Italian Renaissance Revival | 1909 | 1916 | Historic Contributing         |
| 15  |     | S | Spokane | St |                 | O. D. Keen Building                 | Art Moderne                 | 1935 | 2000 | Historic Contributing         |
| 23  |     | S | Spokane | St |                 | Commercial Building                 | Commercial                  | 1926 |      | Historic Contributing         |
| 25  |     | S | Spokane | St |                 | Beringer Machine Works              | Commercial                  | 1929 | 1990 | Historic Non-Contributing     |

United States Department of the Interior  
 National Park Service / National Register of Historic Places Registration Form  
 NPS Form 10-900  
Walla Walla Downtown Historic District  
 Name of Property

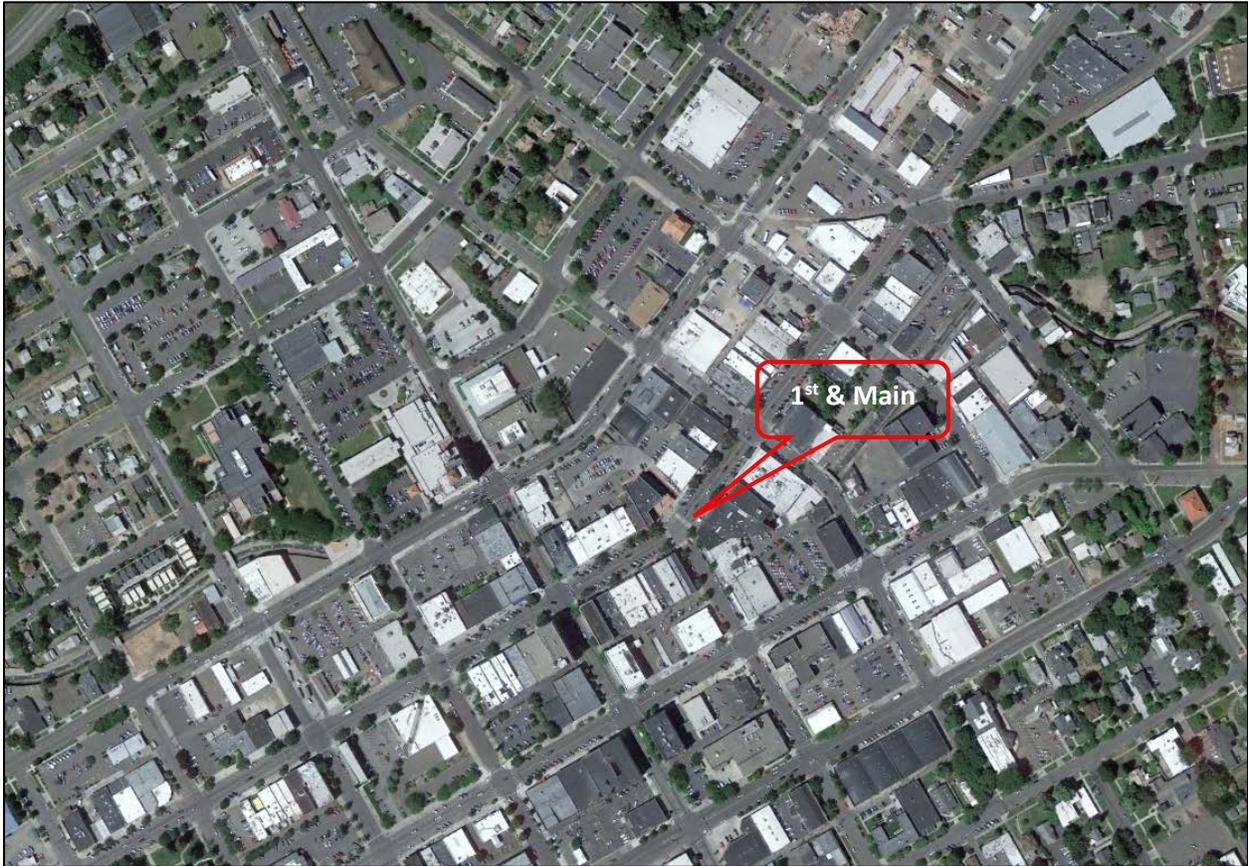
OMB No. 1024-0018  
Walla Walla, WA  
 County and State

|     |    |   |         |    |                |                                  |             |      |      |                           |
|-----|----|---|---------|----|----------------|----------------------------------|-------------|------|------|---------------------------|
| 28  |    | S | Spokane | St |                | YMCA Building                    | Beaux Arts  | 1907 |      | Historic Contributing     |
| 29  |    | S | Spokane | St |                | Commercial Building              | Utilitarian | 1929 |      | Historic Non-Contributing |
| 35  |    | S | Spokane | St |                | Johnson Electric Building        | Commercial  | 1917 | 2011 | Historic Contributing     |
| 43  | 53 | S | Spokane | St |                | Commercial Building              | Commercial  | 1923 | 2013 | Historic Non-Contributing |
| N/A |    |   |         |    | Linear Feature | Mill Creek Flood Control Channel | N/A         | 1942 | 1948 | Historic Contributing     |

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 6: Geographical context**

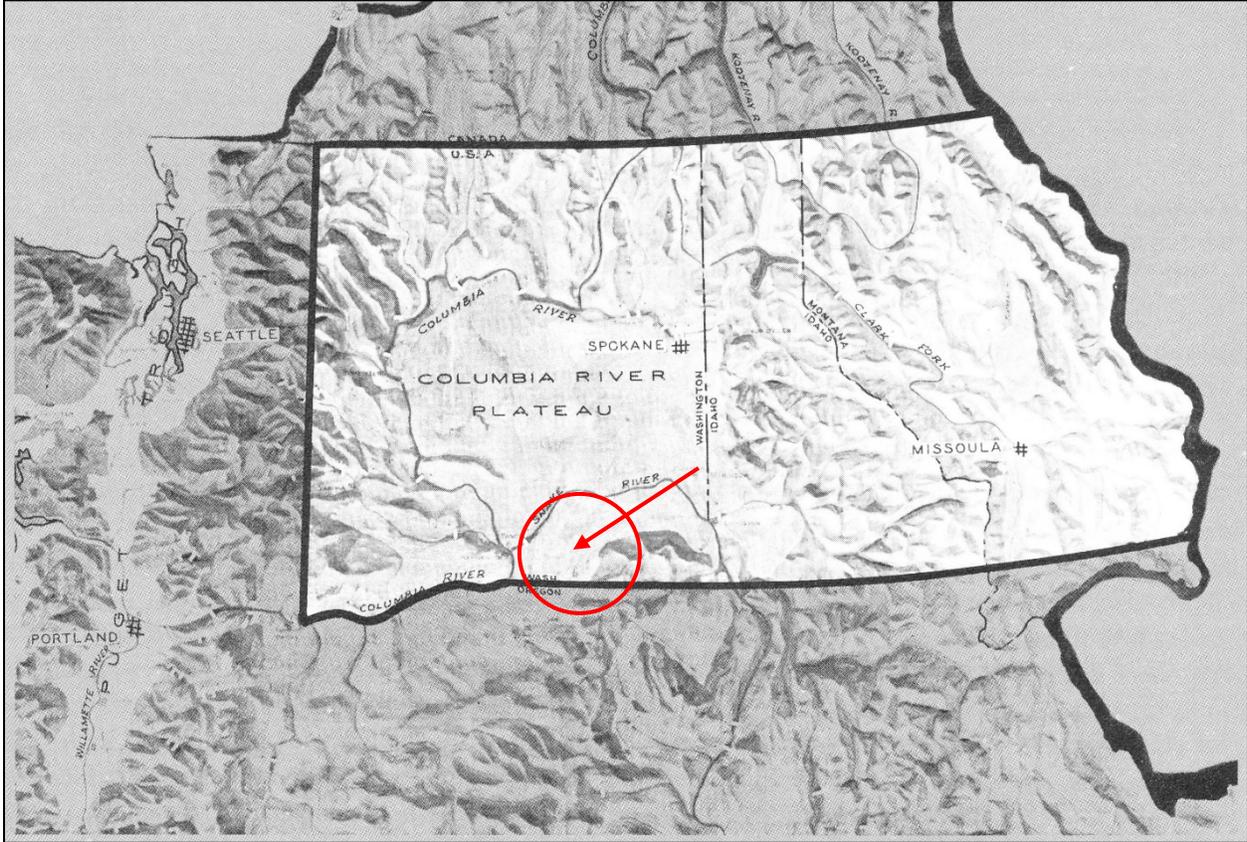


Source: Google maps

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Name of Property

Walla Walla, WA  
County and State

**Figure 7: Washington Territory from 1854 to 1858**

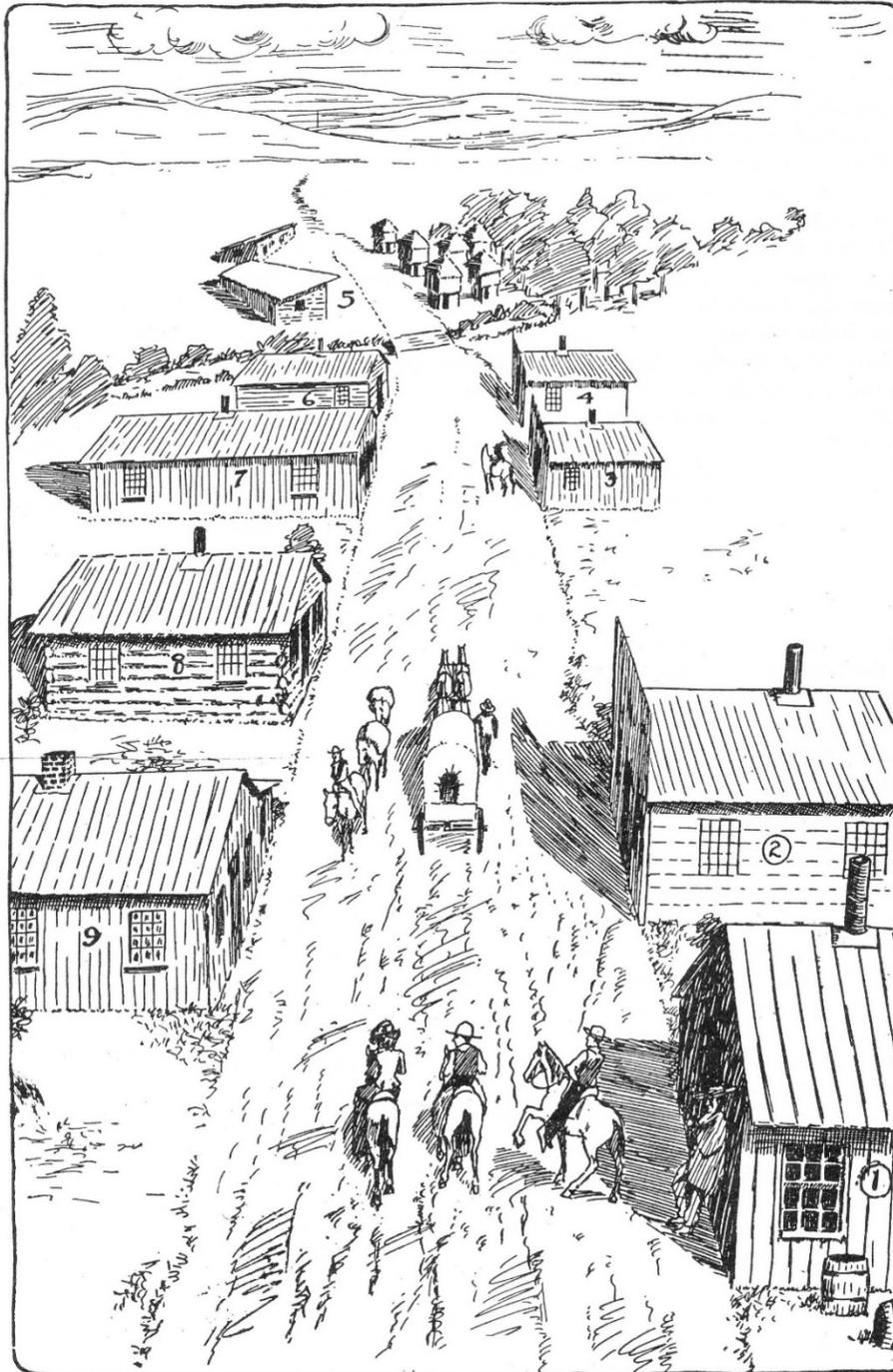


Source: Robert A. Bennett, *Portrait of a Western Town*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 8: 1859 sketch of Main Street from a description by A.B. Roberts; building #5 is “old cantonment.” Other buildings are two stores, a meat market, two saloons, a tin shop, a trading house, and a boarding house**

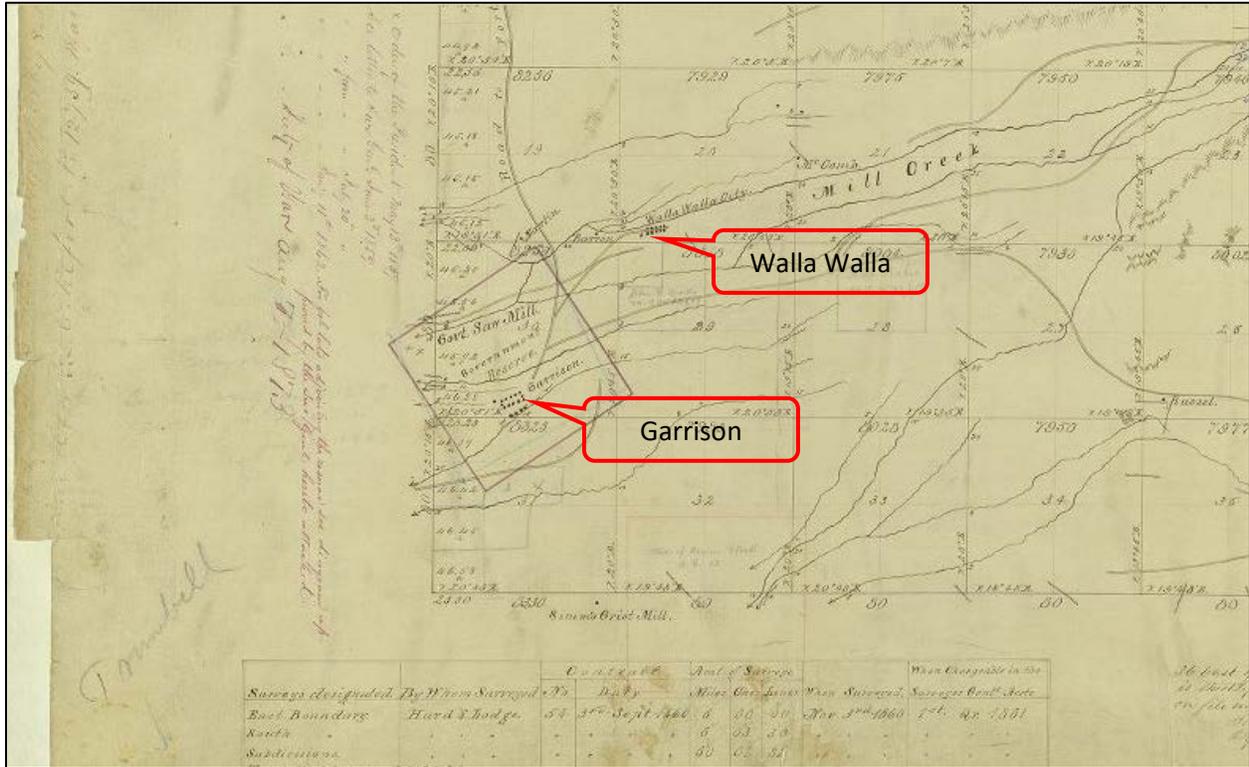


Source: Robert A Bennett's Walla Walla, Portrait of a Western Town

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 9: 1861 map showing relationship of Fort Walla Walla to the city of Walla Walla, ( ; T7N, R36E, S30, garrison; T7N, R36E, S20, city)**



Source: Bureau of Land Management General Land Office Records

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 10: 1861 survey of City of Walla Walla by Walter W. Johnson, Civil Engineer**

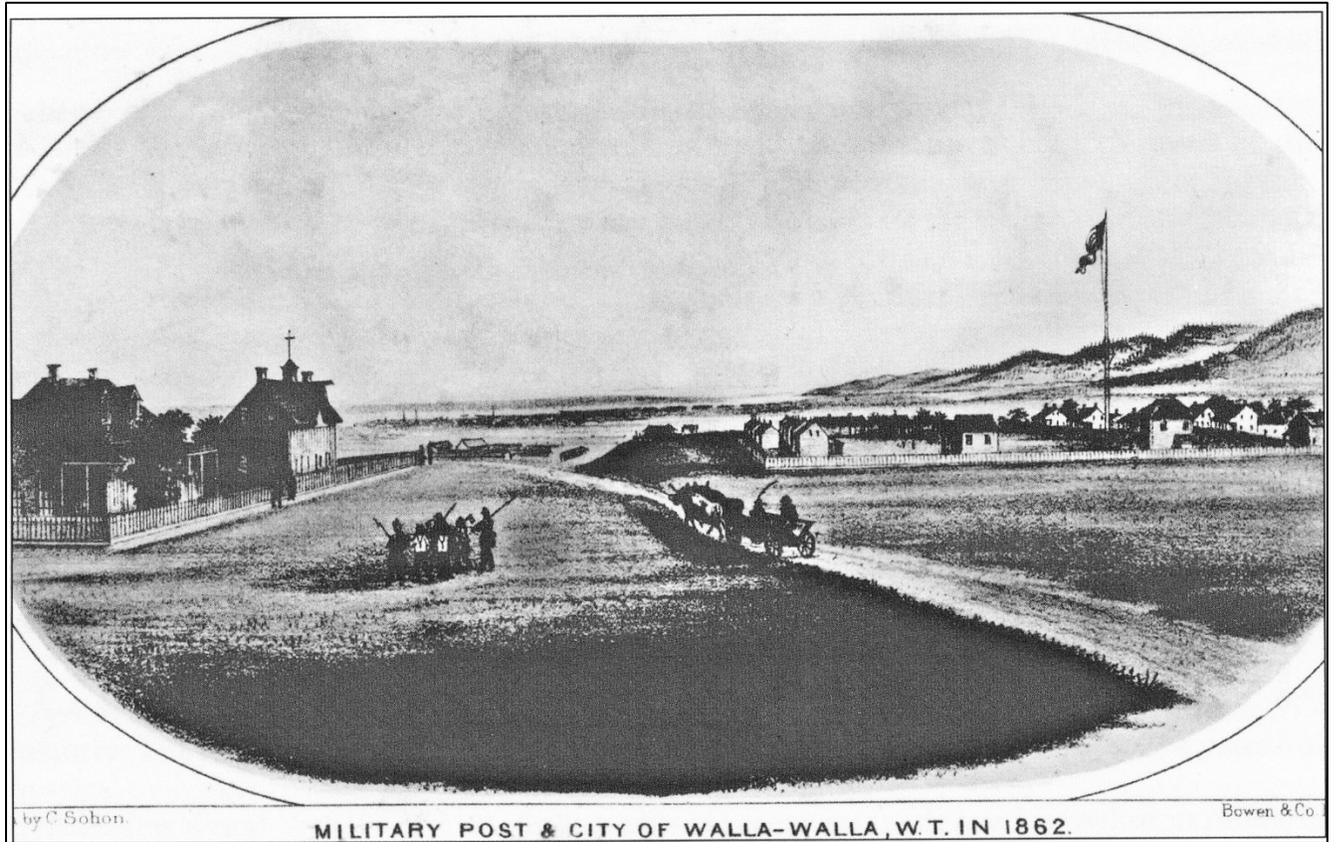


Source: Robert A. Bennett, *Portrait of a Western Town*

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Name of Property

Walla Walla, WA  
County and State

**Figure 11: Conceptual sketch of Fort Walla Walla in 1862, when it was located at 1<sup>st</sup> and Main in downtown Walla Walla**



Source: Elizabeth Gibson, Walla Walla

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 12: 1862-62 photograph of Main Street looking east from 1<sup>st</sup> and Main, showing the dirt street, wood Western false front buildings, and bridge over Mill Creek**



*Source: Robert A. Bennett, Portrait of a Western Town*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 13: Historic and current views of 1969 Brechtel Building, downtown Walla Walla's oldest building**



Historic view (n.d.)

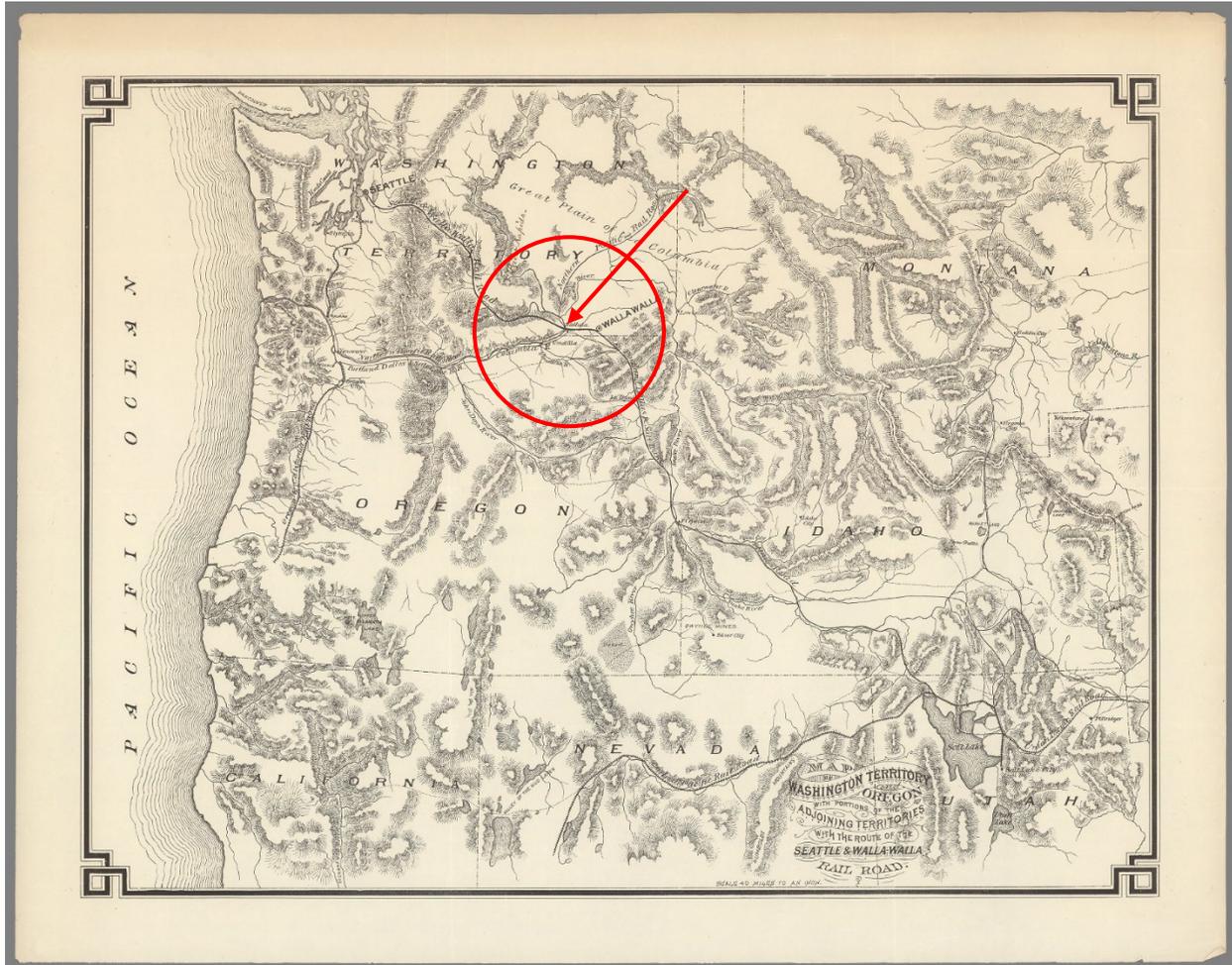


View in 2019

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Name of Property

Walla Walla, WA  
County and State

**Figure 14: 1875 map showing Walla Walla's connections to Spokane and Vancouver by Northern Pacific RR; to Seattle by Seattle & Walla Walla Toll Road; and to Portland and Salt Lake by Portland, Dalles & Salt Lake RR via Wallula**

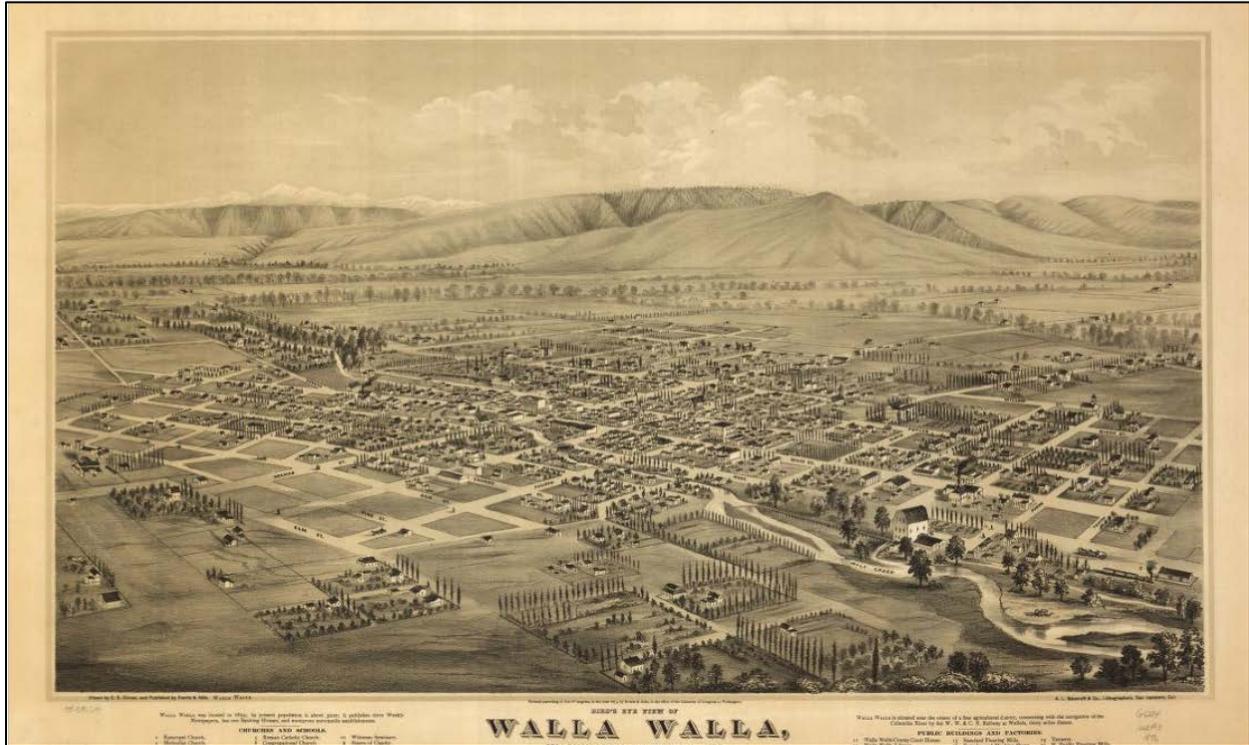


Source: David Rumsey Map Collection

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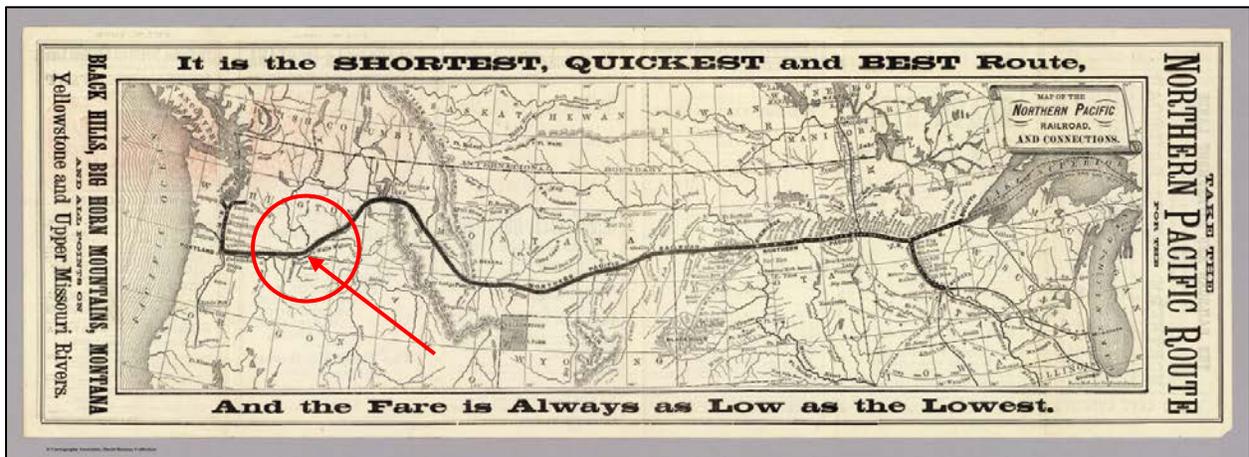
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County and State

Figure 15: 1876 bird's-eye view of Walla Walla



Source: Library of Congress

Figure 16: 1879 illustration of Walla Walla's transcontinental connection to the country via the Northern Pacific Railroad



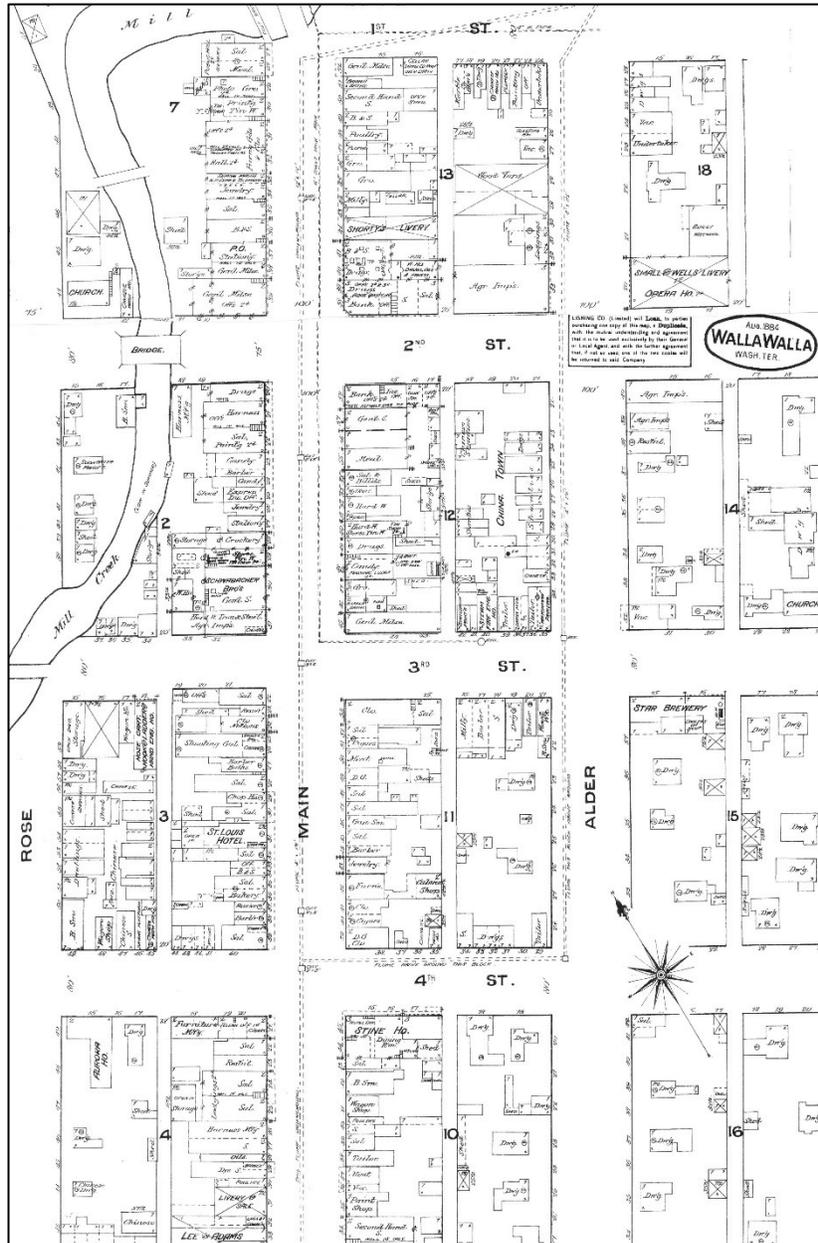
Source: David Rumsey Map Collection



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Name of Property

Walla Walla, WA  
County and State

**Figure 18: 1884 Sanborn Fire Insurance map showing downtown core from 1<sup>st</sup> and Main to 5<sup>th</sup> and Main, where the courthouse was located**

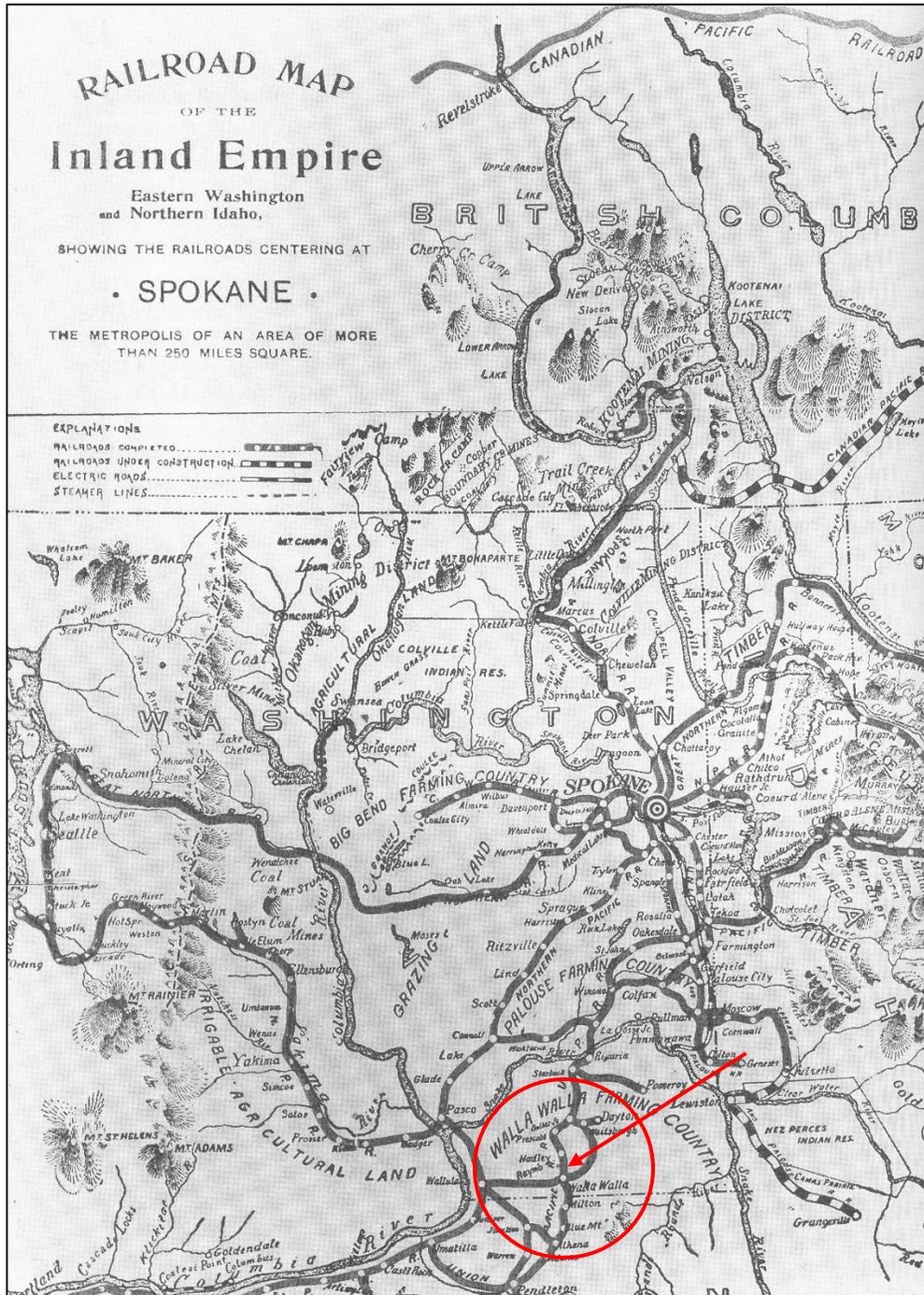


Source: Library of Congress

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Name of Property

Walla Walla, WA  
County and State

**Figure 19: Circa 1890 map showing Walla Walla's connection to regional rail system and surrounding farmlands**

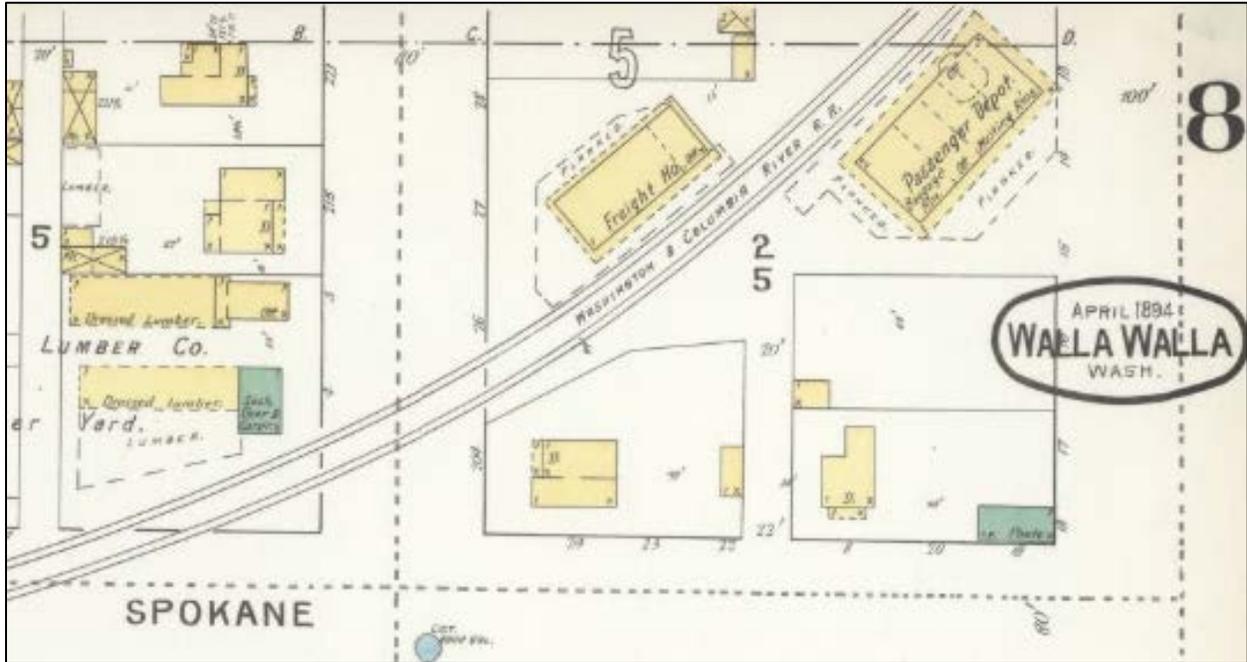


Source: Katherine Morrissey, Mental Territories

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Name of Property

Walla Walla, WA  
County and State

**Figure 20: Walla Walla's Washington & Columbia River Railroad Depot at Main and Spokane Streets (map, 1894) was later a Northern Pacific Railroad Depot**



Source: Library of Congress

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 21: Walla Walla's Main Street from 2<sup>nd</sup> to 1<sup>st</sup> Avenue about 1900, looking east**



Source: Unknown

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 22: 1901 photograph of Main Street looking west from 1<sup>st</sup> Street, showing masonry buildings, dirt streets, and wood sidewalks**



Source: Robert A. Bennett, *A Town Built to be a City*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 23: The 1903 Die Brucke building was constructed at 1<sup>st</sup> Avenue and Main Street, at the location of Walla Walla's first garrison**



Source: Elizabeth Gibson, Walla Walla

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 24: Henry Osterman's 1904 Drumheller Building is an example of Walla Walla's dignified new architecture; 1916 portrait of Henry Osterman**



*Source: Robert A. Bennett, A Town Built to be a City*



Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 25: 1905 Masonic Temple by Henry Osterman and Victor Siebert**



*Source: Lyman's History of Old Walla Walla County*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 26: Circa 1906 sketch of Walla Walla's grand new hotel, the Marcus Whitman, designed by Seattle architect Sherwood D. Ford**



Source: Robert A. Bennett, *A Nice Place to Raise a Family*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 27: The 1907 YMCA, designed by Henry Osterman, was a multi-purpose facility designed for an organization that was established in Walla Walla in 1886**

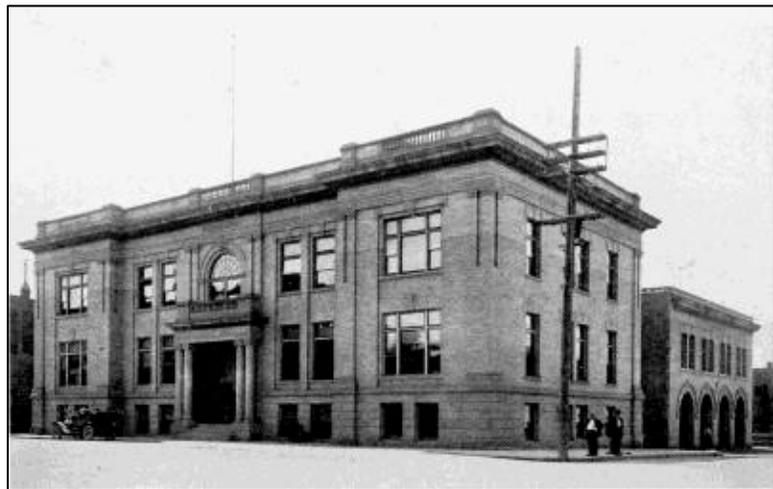
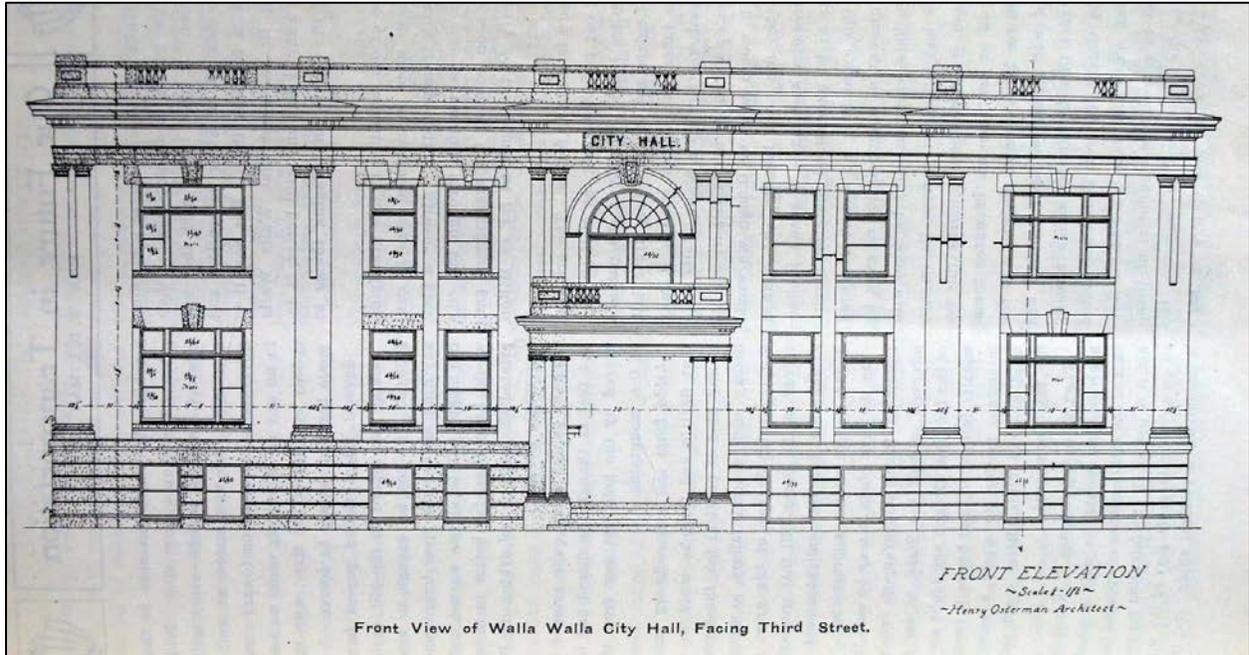


*Source: Lyman's History of Old Walla Walla County*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 28: Henry Osterman's 1908 plans for Walla Walla's new City Hall also accommodated the Commercial Club on the third floor**



Source: Lyman's History of Old Walla Walla County

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

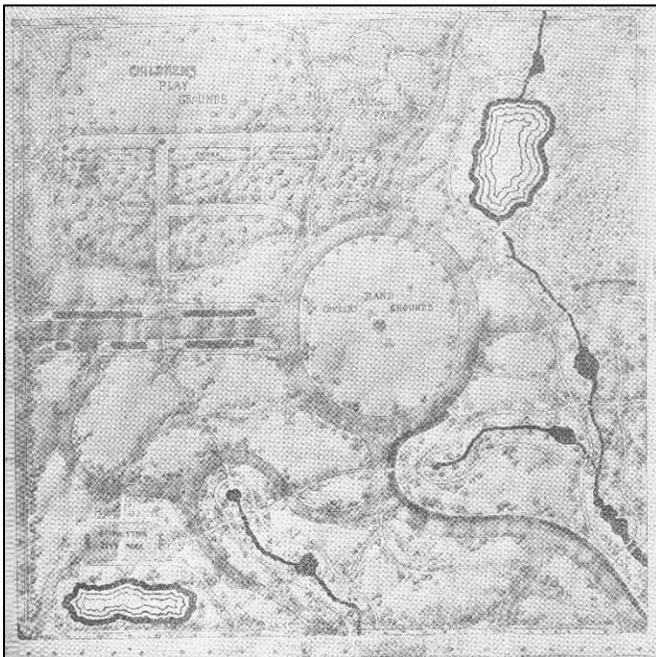
**Figure 29: Portrait of John W. Langdon, President of the Parks Commission, who designed Walla Walla's Pioneer (City) Park (1908), based on advice from John C. Olmsted, and the Spanish-American War monument in Volunteer Park (1904)**



**John Langdon**



**Spanish-American War memorial (photo, 1960)**



**Langdon's concept for Pioneer Park**

Source: Robert A. Bennett, *A Town Built to be a City*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 30: 1908 Inland Auto Company**



*Source: Robert A. Bennett, A Town Built to be a City*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 31: The 1909 Stack Apartment building was an early urban apartment built by John Stack, who installed his decorating business on the ground floor**

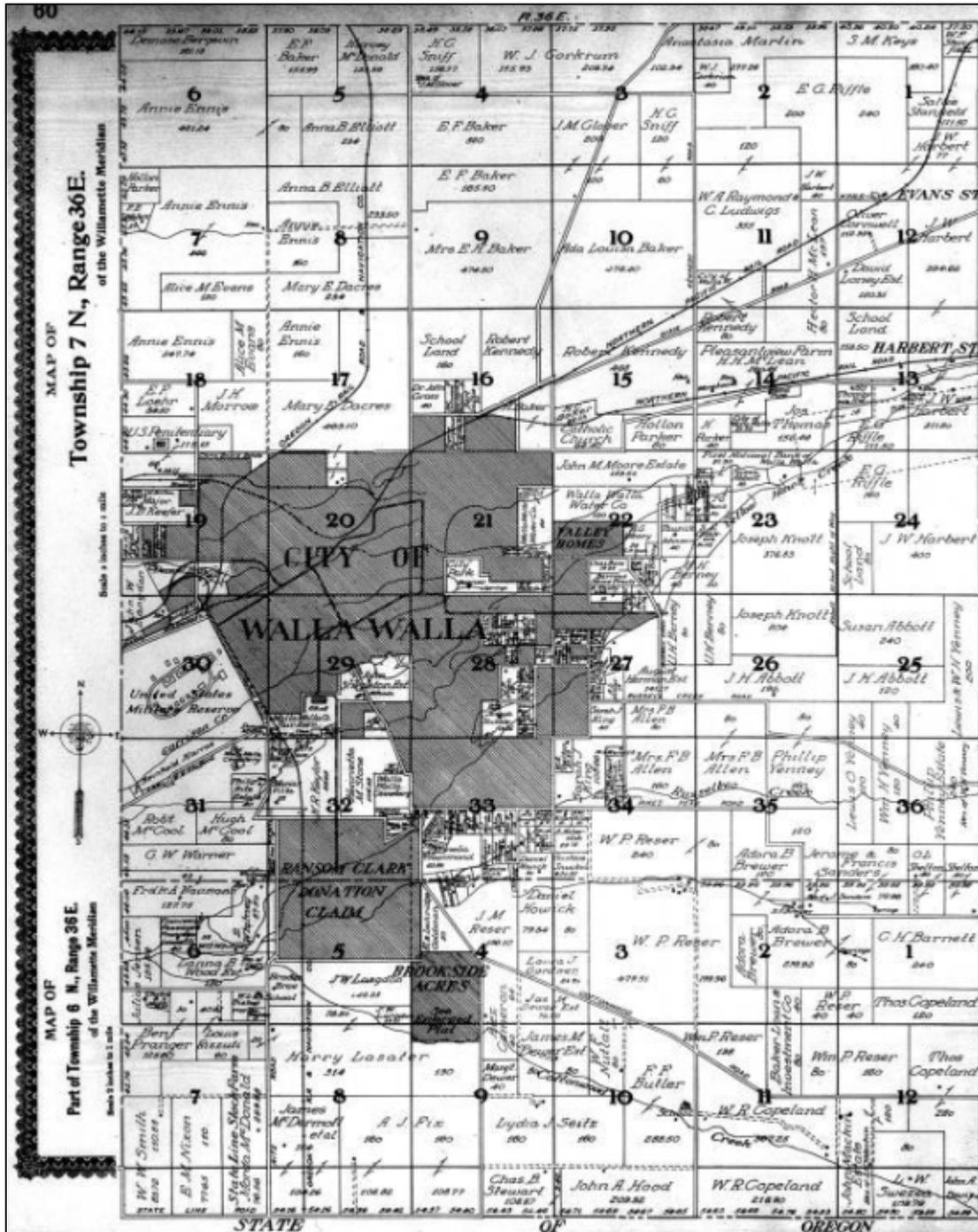


*Source: Lyman's History of Old Walla Walla County*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

Figure 32: 1909 map showing Walla Walla city boundaries (note location of Ransom Clark land claim, Walla Walla's first homestead)

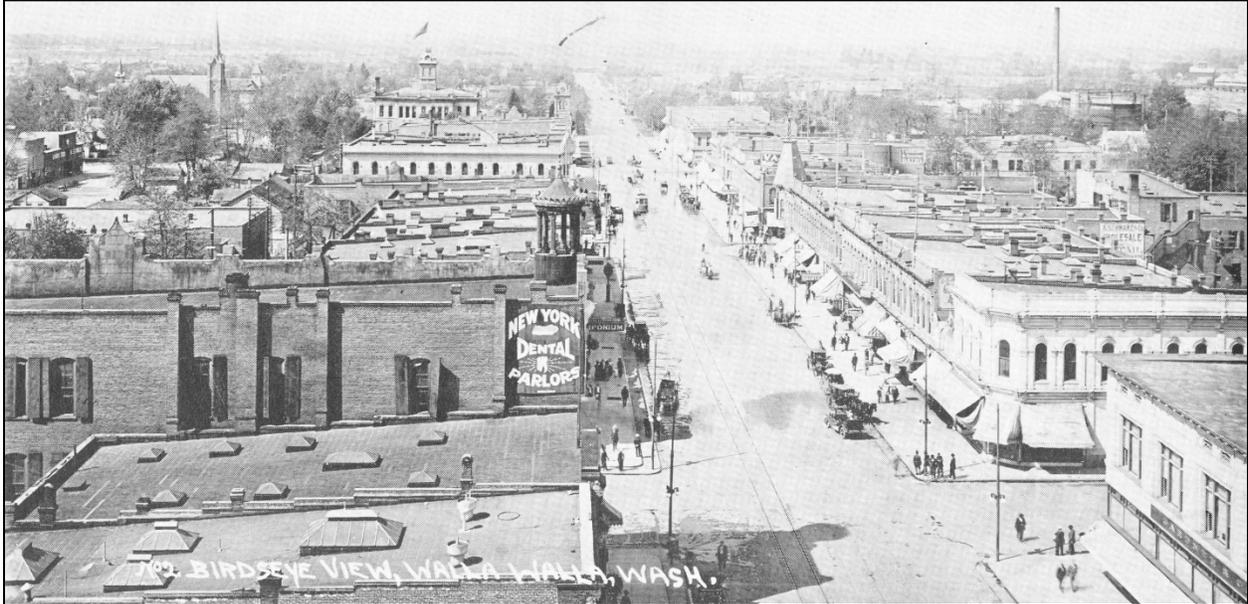


Source: Historic Map Works

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 33: Main Street in 1911, looking west from the top of the Baker Boyer Bank**



Source: Robert A. Bennett, *A Town Meant to be a City*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 34: 1911 Baker Boyer Bank by Seattle's Beezer Brothers**



Source: Elizabeth Gibbons, Walla Walla

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 35: 1911 Gardner's Department Store began as Schwabacher Bros. in 1860 (photo, 1964)**



*Source: Elizabeth Gibbons, Walla Walla*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 36: 1915 view of Main Street from 1<sup>st</sup> Avenue, looking west**



Source: Robert A. Bennett, *A Town Built to be a City*

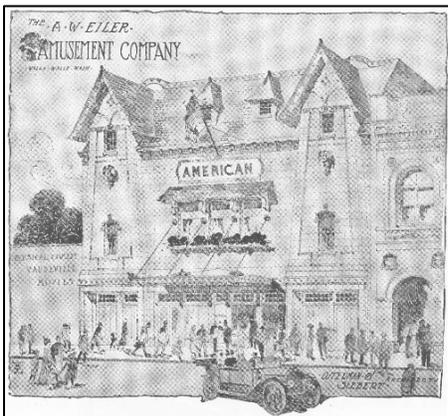
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Name of Property

Walla Walla, WA  
County and State

**Figure 37: 1917 American Theater, designed by Henry Osterman and Victor Siebert, shown here circa 1939 after a remodel and name change**



Source: Elizabeth Gibson, Walla Walla



Early sketch for the American Theater

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 38: Main Street about 1919, looking east, showing automobile and streetcar traffic**

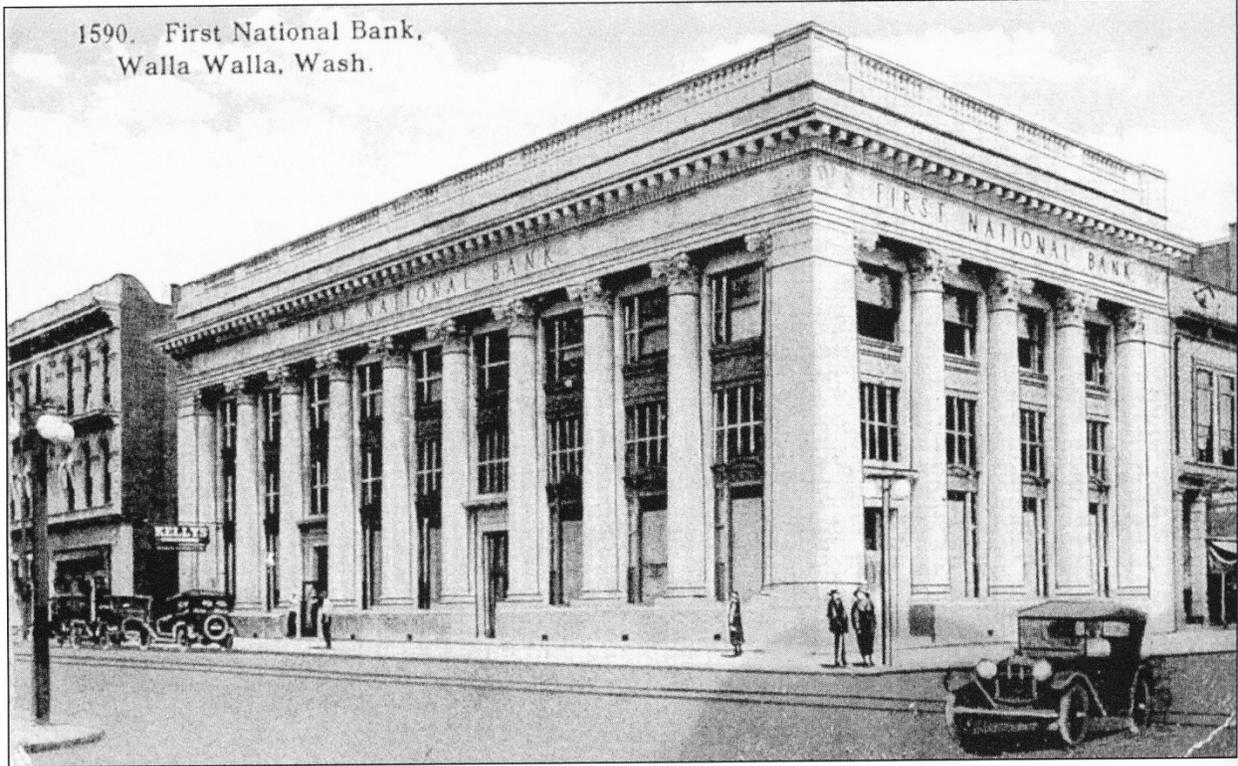


Source: Robert A. Bennett, *A Nice Place to Raise a Family*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 39: Walla Walla's 1920 First National Bank**



Source: Elizabeth Gibson, Walla Walla

Walla Walla Downtown Historic District  
Name of Property

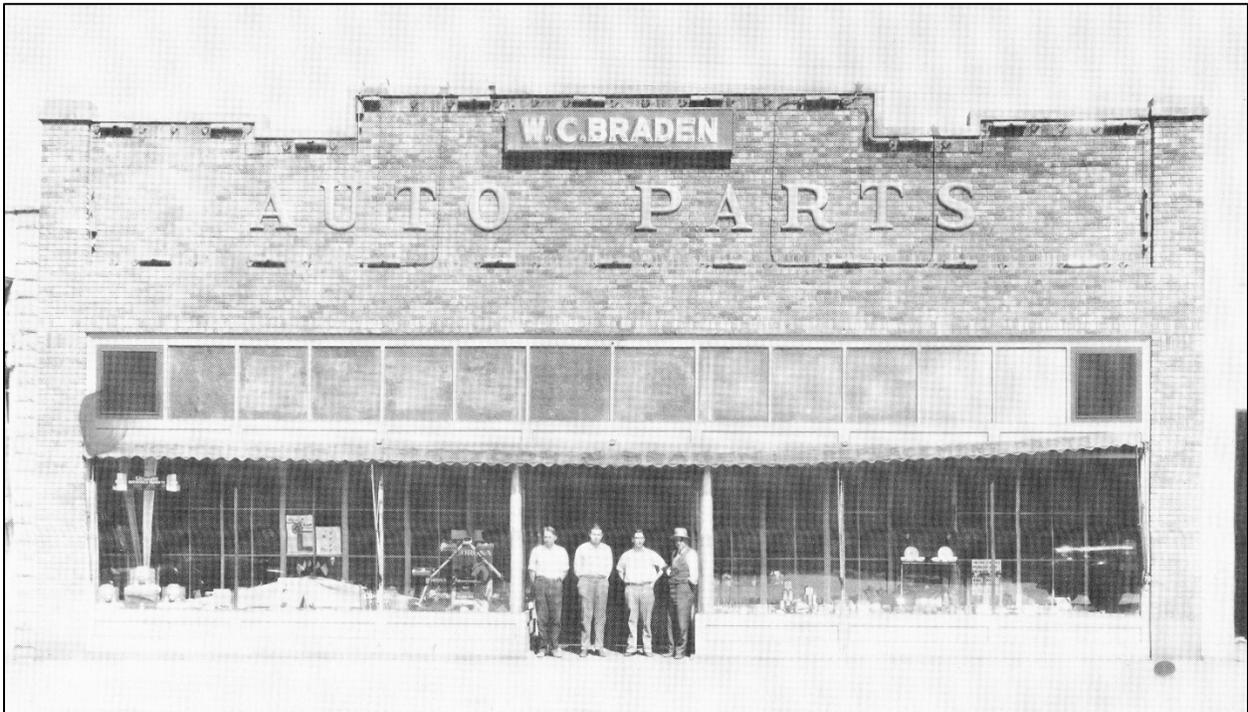
Walla Walla, WA  
County and State

**Figure 40: 1922 Pantorium Dye Works, a typical modest commercial building from the 1920s**



Source: Robert A. Bennett, *A Nice Place to Raise a Family*

**Figure 41: This 1930 auto parts store at 115 E Main Street is one of many auto-oriented businesses developed in Walla Walla in the first half of the 20<sup>th</sup> century**



Source: Robert A. Bennett, *A Nice Place to Raise a Family*

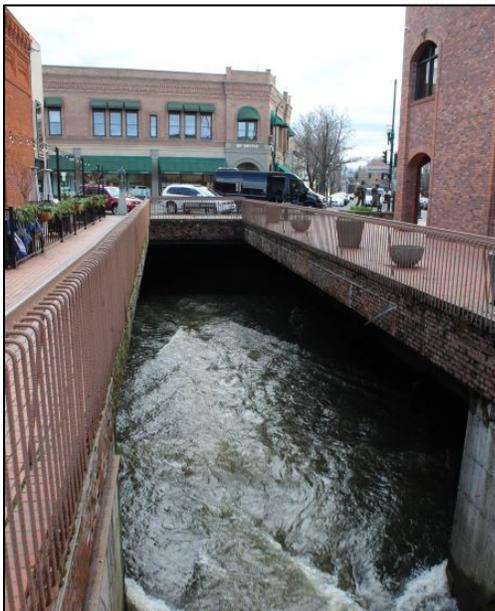
Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 42: 1931 flood in Walla Walla that led to channelizing Mill Creek in 1942; 1<sup>st</sup> & Main in background**



Source: Washington State Archives



Same view in 2020

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 43: The 1936 Pacific Telephone and Telegraph building was completed at the height of the Great Depression**



*Source: Robert A. Bennett, A Nice Place to Raise a Family*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 44: South side of Main Street between N 2<sup>nd</sup> and N 3<sup>rd</sup> Avenue in 1941; Baumeister building on right, Baker Boyer Bank in background**

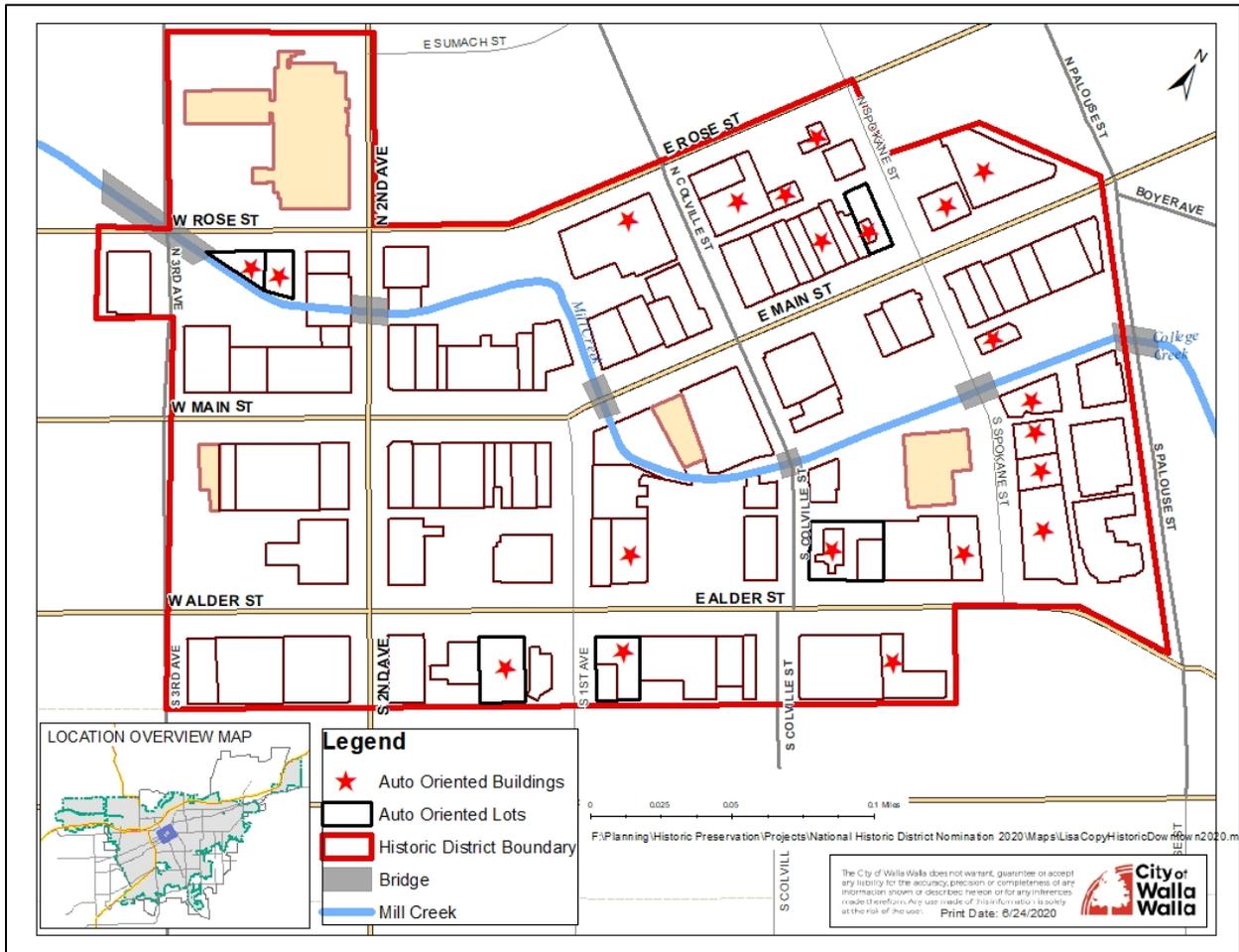


Source: *Historic American Building Survey, Library of Congress*

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 45: Auto-oriented uses in 1950 in downtown Walla Walla, including service stations, auto repair, auto sales, auto showrooms; farm implement sales and repair are not included**



Source: City of Walla Walla

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 46: The Teague Motor Company at E Rose and N Colville after a 1950 remodel (building, 1935; photo, 1959)**



Source: Joe Drazan's *Bygone Walla Walla*

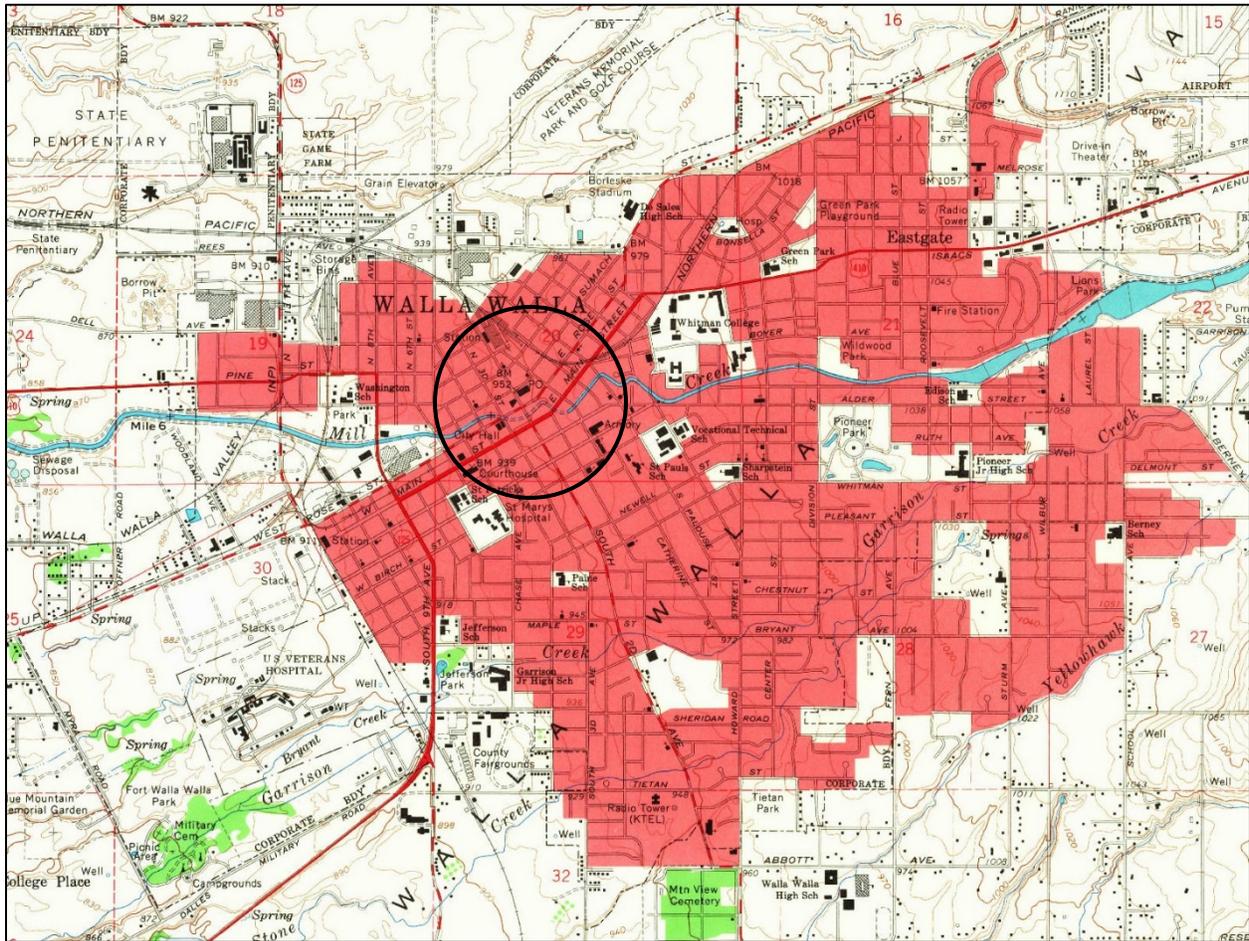


**Teague Motor Company in 2020**

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 47: Walla Walla city boundaries in 1960, showing channelization of Mill Creek in downtown**



Source: USGS Walla Walla Quadrangle, 7.5 minute series

Walla Walla Downtown Historic District  
Name of Property

Walla Walla, WA  
County and State

**Figure 48: New First Federal Savings and Loan building opens in 1965**



Source: Joe Drazan's *Bygone Walla Walla*