

Thursday, February 19, 2026
Historic Preservation Commission - Hybrid (In-Person & Online)

44th Historic Preservation Commission

SPECIAL MEETING

Thursday, February 19, 2026, at 4:00 P.M.

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open...>

In-Person at City Hall - 625 S College Avenue, College Place, WA 99324

The workshop may be viewed by joining the Zoom meeting.

Zoom Attendee Link: <https://us06web.zoom.us/j/82935585130>

Or you may call this number to listen: 1-669-900-9128 ID#82935585130

Phone controls: *6 - toggle mute/unmute and *9 - raise hand

Meetings will be posted on the City of College Place, Washington YouTube channel at https://www.youtube.com/playlist?list=PLqwYY-Thlbf7OdyOgq3JUOW45LrMydoX_

1. Opening Items

Subject :	1.01 Call to Order
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items
Access :	Public
Type :	
Subject :	1.02 Roll Call
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Position 1 - Terrie Aamodt - term expires 12/31/2028

Position 2 - Gary Petersen - Chairperson- term expires 12/31/2029

Position 3 - Katherine Ferguson - term expires 12/31/2028

Position 4 -Lindsey Skie - term expires 12/31/2027

Position 5 -Natalie Smith-Gray - term expires 12/31/2028

Staff

Jon Rickard - Community Development Director

Michael Maret - Senior Planner

Carolyn Holm - City Clerk

Guests

Elizabeth Smith - JUB Engineers

Sheri Freemuth - JUB Engineers

Subject : 1.03 Welcome New Historic Preservation Commissioner

Meeting : Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)

Category : 1. Opening Items

Access : Public

Type :

Public Content

We have one new member joining the Historic Preservation Commission. Please join us in welcoming Lindsey Skie. Ms. Skie is a resident of Walla Walla and a licensed architect in both Washington and Oregon, with a Master of Architecture degree earned in 2007. Since then, she has been practicing architecture with a focus on both residential and commercial design and construction, including work on historic properties. She has also served on the Walla Walla Historic Preservation Commission since 2020.

Subject : 1.04 Public Comment

Meeting : Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)

Category : 1. Opening Items

Access : Public

Type : Information

Public Content

Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to advise the Council.

Meeting Protocol for Public Comment:

When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for written comments to be included in the meeting documents.

- Your Name
- Your Address

Written Public comments may be provided by submitting comment to Clerk@cpwa.us no later than 1:00 PM on the meeting date to be included in the record. (If typewritten, no less than 11 pt font).

Verbal Public Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.

- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. Consent Agenda

Subject :	2.01 Approve Agenda for February 19, 2026
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)
Recommended Action :	Make a motion to approve the agenda for the February 19, 2026, Historic Preservation Commission Meeting.
Subject :	2.02 Approve Minutes from August 21, 2025
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent), Minutes
Recommended Action :	Make a motion to approve the August 21, 2025, meeting minutes.

File Attachments

[2025.08.21 Draft Meeting Minutes.pdf \(552 KB\)](#)

Subject :	2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either, at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Commission members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission member.
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)

Recommended Action :

Motion to approve consent agenda items 3.01 through 3.03.

3. Regular Agenda

Subject :	3.01 Election of Officers for 2026
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	3. Regular Agenda
Access :	Public
Type :	Action
Recommended Action :	Nomination of Chair & Election. Nomination of Vice Chair & Election.

Public Content

Elections of Officers are to be held annually at the beginning of each year. Presiding officers may be nominated again. The effective date of newly elected Officers begins immediately if the candidate is present and does not decline.

Our Current Chair is Gary Petersen.

There is no current Vice-Chair.

Subject :	3.02 BoardDocs Training
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	3. Regular Agenda
Access :	Public
Type :	Information

Public Content

Historical Perspective:

The City uses BoardDocs software to share information and documents with the public, boards, and commissions.

The City will eventually transition to new software, Diligent Community, created by the same company which made BoardDocs. The transition was supposed to happen in the Spring but has not begun yet. The City will be notified when the company plans to begin the transition, after which we will do training again on the new software.

Subject :	3.03 Comprehensive Plan - Periodic Update Workshop
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)

Category : 3. Regular Agenda
Access : Public
Type :

Public Content

Workshop to discuss Comprehensive Plan Goals and Policies.

The Technical Advisory Group met on January 12, 2026, to complete a Comprehensive Plan Update activity that included a discussion on draft goals for each element. These goals will be reviewed and remain in the early draft stage.

The HPCs role is to review and provide comments on the goals and policies for the city. Following that, the citys consulting team will further refine them.

Existing Comp Plan documents are located here:https://www.cpwa.us/departments/planning/comprehensive_plan.php

Follow along with the process here:<https://college-place-comp-plan-j-u-b.hub.arcgis.com/>

File Attachments

[2026 Comp Plan Historic Preservation Chapter.pdf \(120 KB\)](#)
[2018 Comp Plan - Historic Preservation Goals & Policies.pdf \(3,745 KB\)](#)
[COCOP Reconnaissance Intensive Level Survey 2019.pdf \(42,594 KB\)](#)
[Attachment A Historic Properties List \(Dataset Unknown\).pdf \(267 KB\)](#)
[COCPCompPlan_HPC_Feb17-2026.pptx \(3,224 KB\)](#)

4. Reports

Subject : 4.01 Certified Local Government Grant Application
Meeting : Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category : 4. Reports
Access : Public
Type :

Public Content

[Certified Local Government Grant Application](#), Fiscal Year 2026, for a Walla Walla University National Register District Nomination was selected on August 8, 2025.
Update on our application.

5. Closing Items

Subject : 5.01 The next meeting is scheduled for Thursday, April 16, 2026.
Meeting : Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category : 5. Closing Items
Access : Public

Type : Information

Public Content

The next meeting is scheduled for Thursday, April 16, 2026.

Subject :	5.02 Conclude
Meeting :	Feb 19, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	5. Closing Items
Access :	Public
Type :	Action (Consent), Procedural
Recommended Action :	Make a motion to conclude the February 19, 2026, Historic Preservation Commission Meeting.

Historic Preservation Commission - Hybrid (In-Person & Electronic) (Thursday, August 21, 2025)*Generated by MaryElizabeth Garcia on Monday, August 11, 2025***1. Opening Items**Information: 1.01 Discussion Protocol for Virtual MeetingsProcedural: 1.02 Call To Order**Commission Chair Petersen called the meeting to order at 4:23 PM.**Information: 1.03 Roll Call

Present	Commissioners	Terrie Aamodt Gary Petersen - Chair Katherine Ferguson Jon Rickard, Community Development Director
	Staff	Michael Maret, Senior Planner MaryElizabeth Garcia, City Clerk
Absent - Excused	Commissioners	Edward Kontz Natalie Smith-Gray

2. Public CommentInformation: 2.01 Public Comment - None.**3. Consent Agenda**Action (Consent): 3.01 Approve Agenda for August 21, 2025Action (Consent), Minutes: 3.02 Approve Minutes from March 20, 2025Action (Consent): 3.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Commission members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission member.**Commission Member Aamodt made a motion to approve the Consent Agenda. Second by Commission Member Ferguson and the motion passed 3-0.****4. Regular Agenda**Action: 4.01 HPC Meeting Schedule Amendment

Mr. Maret reported that the Historic Preservation Commission meeting schedule was never officially adopted, and recommended setting a quarterly meeting schedule for the commission.

Discussion ensued.

Commission Member Aamodt made a motion to amend the Historic Preservation Commission Regularly Meeting Schedule to quarterly instead of monthly, and schedule the next regular meeting for October 16, 2025. Second by Commission Member Ferguson and the motion passed 3-0.**5. Reports**Action: 5.01 Certified Local Government Grant Application

Mr. Maret announced that the City has been awarded the Certified Local Government Grant which will be used to pursue designation on the National Historic Registry for Walla Walla University.

Discussion ensued.

Action: 5.02 Comprehensive Plan - Periodic Update

Mr. Maret reviewed the Comprehensive Plan process and encouraged commissioner participation.

Discussion ensued.

6. Closing ItemsProcedural: 6.01 Next Regularly scheduled meeting is October 16, 2025.Procedural: 6.02 Conclude**Commission Member Ferguson made a motion to conclude the meeting at 4:40 PM. Second by Commissioner Member Ferguson and the motion passed 3-0.**

Approved:

Gary Petersen – Commission Chair

Attest:

MaryElizabeth E. Garcia - City Clerk

The foregoing minutes are the official record of the Historic Preservation Meeting that occurred August 21, 2025. Further detail may be obtained by reviewing the actual audio recording made during this session.

10. Historic Preservation

10.1. Introduction

The Historic Preservation Element establishes the community's commitment to identifying, protecting, and celebrating historic, cultural, and archaeological resources in accordance with Washington State law. Consistent with the Growth Management Act's historic preservation goal (RCW 36.70A.020(13)), this element provides a framework for recognizing significant sites, structures, districts, and landscapes and integrating their conservation into land use planning and development decisions. State statutes and administrative guidance—including RCW 27.34 and RCW 27.53, as well as WAC 365-196-450—encourage local governments to inventory cultural resources, coordinate with the Department of Archaeology and Historic Preservation and affected Tribes, and adopt policies that avoid or mitigate impacts to historic properties. Through these provisions, the Historic Preservation Element supports community identity, economic vitality, environmental sustainability, and quality of life by ensuring that irreplaceable heritage resources are preserved for present and future generations.

10.2. Background

10.2.1. Timeline

Prior to Euro-American settlement, the land now occupied by College Place, was inhabited by the Umatilla, Cayuse, and Walla Walla peoples. Beginning in the early 1800s, traders, missionaries, and settlers increasingly encroached on Indigenous lands. Nearby Walla Walla, platted in 1859, soon emerged as a regional supply center following gold discoveries in eastern Washington Territory (present-day Idaho). College Place traces its origins to the founding of Walla Walla College by the Seventh-day Adventist Church in 1892, now known as Walla Walla University. The community was incorporated in 1946 and continues its connection to the university, as well as to the neighboring communities of Walla Walla and Milton-Freewater.

10.2.2. Local Commission and Related Ordinances

The City of College Place recognizes the importance of preserving its historic resources as a vital component of community identity, cultural heritage, and sustainable development. The Historic Preservation Ordinance (Chapter 14.110 of the College Place Municipal Code) establishes a framework for identifying, evaluating, designating, and protecting historic properties within city boundaries (CPMC 14.110.010). Its purpose is to ensure that



significant historic resources are preserved and rehabilitated for the benefit of future generations.

The ordinance creates the Historic Preservation Commission (HPC), a five-member body appointed by the Mayor and confirmed by the City Council. The HPC is charged with maintaining a local historic register, conducting surveys and inventories of potential historic resources, and reviewing proposed alterations to designated properties. Design review is guided by nationally recognized standards, ensuring that changes respect the historic character of the resource while accommodating reasonable use.

The Historic Preservation program integrates with the City's planning and development processes through the Unified Development Code. This alignment ensures that historic preservation considerations are incorporated into land use decisions, growth management strategies, and community development initiatives. Property owners of designated historic resources may also benefit from state-authorized incentives, such as special tax valuation under RCW 84.26, which encourages investment in rehabilitation while maintaining historic integrity.

10.3. Inventory

The City of College Place produced an Intensive and Reconnaissance Level Survey of historic resources with funding from the National Park Service, Department of the Interior, administered by the Washington Department of Archaeology and Historic Preservation (DAHP) (Northwest Vernacular, 2019).

The survey document described the City's history into the following five broad periods; the history and development of the properties included in this map span the three most recent periods.

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

The survey documented 62 properties (10 of those at the Intensive-Level) spanning the three most recent periods, and located within an approximate one square mile area. Over a dozen previous historic resource surveys and reports had been conducted in College Place, and those documents were referenced during the compilation of the 2019 report.

See Attachment A for a list of the historic properties in the City of College Place. Figure 10-1 is a map of those properties.



10.4. Goals and Policies

HP G-1: Preserve and celebrate College Place's historic assets to honor the community's heritage, promote a strong sense of identity, and leverage history as a catalyst for cultural and economic vitality.

HP 1-1 Actively engage and inform residents and visitors of the importance of historic preservation in College Place.

- Establish methods to engage the public with the history and historical assets of College Place (HP Policy 10) and encourage participation from all members of the community in preservation activities (revised HP Policy 4)
- Connect with representatives of older neighborhoods to enhance their understanding of neighborhood history and historic features (revised HP Policy 5)
- Identify and contact new owners of historic properties and actively encourage their preservation efforts (revised HP Policy 15).
- Prepare and provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property (revised HP Policy 9)
- Promote the preservation and maintenance of buildings and property in established Historic Districts through media notifications and other celebrations (revised HP Policy 11).
- Support the incorporation of public history into proposed and existing greenways and parks (HP Policy 12)
- Develop a comprehensive system of signage that identifies individual historic properties, provides identification of historic districts, and directs visitors to other historic sites. (revised HP Policy 18).
- Seek funding for development of a walking tour (print and digital) that also supports local businesses through advertisement and distribution (revised HP Policy 18)

HP 1-2: Understand and document the history of College Place through a comprehensive inventory of historic and cultural resources.

- Develop a list of areas that require survey.
- Continue to research and update the list of potentially significant historic properties (revised HP Policy 14)
- In partnership with the owners, nominate properties for the state and national historic registries. (revised HP Policy 14)
- Actively identify and highlight historic districts in collaboration with neighborhood groups and pursue documentation as needed (revised HP Policy 16 and HP Policy 5).
- Support the commissioning of a qualified historian to write a history of College Place (HP Policy 8).

HP 1-3: Support the maintenance and protection of historic structures and properties in collaboration with local, state, federal and non-profit organizations.



- Encourage public agencies to utilize historic buildings when looking to meet future needs (HP Policy 19).
- Develop procedures to protect historic structures from demolition while respecting the rights of property owners (HP Policy 20).
 - a. The demolition of historic structures should only be permitted when there are no other options, and the structure(s) presents a threat to the public health and safety. (from HP Policy 2)
 - b. If demolition is unavoidable, mitigating measures to compensate for the loss should be required. (from HP Policy 2)
- Support the use and reuse of historic structures and properties in accordance with national, state, and local standards (HP Policy 3)
- Continue to research and adopt programs and regulations that promote the preservation and use of historic buildings and properties. (HP Policy 3)
- Support a vision for the future of the Walla Walla Poor Farm House that preserves the home's value for the citizens of College Place while protecting their health and safety. (HP Policy 13)
 - a. seek funding?
 - b. Actively solicit and collect oral histories, pictures, and memorabilia associated with the Poor Farm House.

HP 1-4: Provide an effective Historic Preservation program that works with city departments and collaborates with other preservation related agencies and organizations.

- Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities (revised HP Policy 6)
- Collaborate with College Place's economic development efforts to promote the city as a regional center with a rich, unique history. (revised HP Policy 7)
- Collaborate with the Planning and Building Departments to identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation (revised HP Policy 17).





City of College Place, Washington
Updated
Comprehensive Plan
October 9, 2018



City of College Place, WA Updated Comprehensive Plan October 9, 2018

CHAPTER TWO

COMPREHENSIVE PLAN GOALS

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



In order to realize the Vision for the City, the following Goals will be used to guide decision-making and the allocation of resources:

GOAL 1:

Preserve the small town character of the community. This includes, but is not limited to the following attributes:

- a. Family oriented;
- b. Friendly;
- c. Safe;
- d. Well maintained properties;
- e. Relatively quiet; and
- f. Fiscally sound.



GOAL 2:

Actively involve all residents, business, and property owners in the governance of our community.

GOAL 3:

Establish and implement a comprehensive economic development strategy for the City that supports the creation of jobs, promotes private investment, and increases the local tax base.

GOAL 4:

Develop a commercial district reminiscent of a small town “main street” with a mix of uses including commercial, offices, banking, public facilities, and other specialty retail uses, with residences above, consistent with a pleasant pedestrian environment.

GOAL 5:

Establish and maintain an Urban Growth Area that enables the City to sustain its economic and social well-being.

GOAL 6:

Establish and maintain a shared vision with the College Place School District as well as Walla Walla Valley Academy/Rogers School for serving the College Place community.

GOAL 7:

Establish and maintain a shared vision for development activities on and near the campus of Walla Walla University.

GOAL 8:

Encourage the availability of affordable housing to all economic segments of the community, promote a variety of densities and housing types, and encourage the maintenance and preservation of the existing housing stock.

- GOAL 9:** To provide a safe and efficient transportation and circulation system for use by vehicles, transit, pedestrians, and bicycles that promotes and supports the desired land use pattern and economic development priorities.
- GOAL 10:** Support the continued operation of Martin Airfield as a unique community asset.
- GOAL 11:** Maintain and improve existing utilities and services while planning for new growth and development.
- GOAL 12:** Research and place on the ballot a measure for public vote on whether to establish a library and community facility in the City of College Place.
- GOAL 13:** Honor the history of the community.
- GOAL 14:** Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.
- GOAL 15:** Protect, improve, and sustain environmental quality through best management practices and the use of best available science.
- GOAL 16:** Infuse the City's built environment with creative expression and design that results in vibrant public spaces where people want to be.
- GOAL 17:** Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.
- GOAL 18:** City services are provided at a level consistent with industry standards for a community our size and consistent with the values of the citizens.
- GOAL 19:** Support a healthy community in which each individual has access to community resources and services.
- GOAL 20:** Strengthen city partnerships and resources to support economic opportunities.
- GOAL 21:** Improve the business climate in College Place.
- GOAL 22:** Stimulate and diversify College Place's economy.
- GOAL 23:** Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.

GOAL 24:

Develop a diverse portfolio of sites ready for business that provide College Place a competitive advantage because infrastructure is in place and owners are willing to sell/lease.

GOAL 25:

Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed-Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.

GOAL 26:

Support the development of the Myra Road and State Route 125 corridors for big box stores and chain restaurants.

GOAL 27:

Grow and sustain a qualified workforce.

GOAL 28:

Embrace tourism as an economic development tool.

GOAL 29:

Support programs, projects, and development efforts that enhance the job market and promote community pride.

GOAL 30:

Protect College Place's valuable historic assets and allow for College Place to leverage its historicity for both commercial and community activity.

GOAL 31:

Promote a livable community with a strong sense of history.

GOAL 32:

Encourage a sustainable community by supporting preservation efforts.



CHAPTER TWO

HISTORIC PRESERVATION POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



HISTORIC PRESERVATION POLICIES

HISTORIC PRESERVATION POLICY 1: Actively involve the community in establishing and maintaining an inventory of historic and cultural resources in the community.

HISTORIC PRESERVATION POLICY 2: Support the maintenance and protection of registered historic structures and properties.

- a. The demolition of historic structures should only be permitted when there are no other options and the structure(s) presents a threat to the public health and safety.
- b. If demolition is unavoidable, mitigating measures to compensate for the loss should be required.

HISTORIC PRESERVATION POLICY 3: Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.

- a. Continue to research and adopt programs and regulations that promote the preservation and use of historic building and properties.

HISTORIC PRESERVATION POLICY 4: Actively involve all members of the community in historic preservation activities and integrate historic preservation into City decision-making processes.

HISTORIC PRESERVATION POLICY 5: Assist older neighborhoods in discovering their origins and in appreciating their historic features.

HISTORIC PRESERVATION POLICY 6: Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.

HISTORIC PRESERVATION POLICY 7: Promote College Place as a regional center with a rich, unique history.





HISTORIC PRESERVATION POLICY 8: Support the commissioning of a qualified historian to write a history of College Place.

HISTORIC PRESERVATION POLICY 9: Provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.

HISTORIC PRESERVATION POLICY 10: Establish methods to engage the public with the history and historical assets of College Place.

HISTORIC PRESERVATION POLICY 11: Promote the preservation and maintenance of buildings and property in established Historic Districts.

HISTORIC PRESERVATION POLICY 12: Support the incorporation of public history into proposed and existing greenways and parks.

HISTORIC PRESERVATION POLICY 13: Support a vision for the future of the Walla Walla Poor Farm House that preserves the home's value to the citizens of College Place while protecting their health and safety.

- a. Actively solicit and collect oral histories, pictures, and memorabilia associated with the Poor Farm House.

HISTORIC PRESERVATION POLICY 14: Continue to research potentially significant historic properties.

- a. Develop a list of historically significant properties and districts.
- b. Periodically update the College Place list of historically significant properties.
- c. In partnership with the owners, nominate properties for the state and national historic registries.

HISTORIC PRESERVATION POLICY 15: Contact the new owners of the historic properties and actively support preservation efforts.

HISTORIC PRESERVATION POLICY 16: Actively identify and highlight historic districts.

HISTORIC PRESERVATION POLICY 17: Identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation.

HISTORIC PRESERVATION POLICY 18: Develop a comprehensive system of signage.

- a. Identification of historic properties.
- b. Identification of historic districts.

- c. Directing visitors to other historic sites.
- d. Integrate with a walking tour (including electronic) and local handouts: support local businesses with advertisement on front, tour on back, distribute to each participating business.

HISTORIC PRESERVATION POLICY 19: Encourage public agencies to utilize historic buildings when looking to meet future needs.

HISTORIC PRESERVATION POLICY 20: Develop procedures to protect historic structures from demolition while respecting the rights of property owners.

HISTORIC PRESERVATION POLICY 21: Support the preservation and interpretation of historic resources of and formerly located at the Walla Walla County Poor Farm site.



CULTURAL RESOURCES REPORT COVER SHEET

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

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

Date of Report: August 2019

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

Quad: College Place Acres: 938

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Export Files submitted? ☒ Yes

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

TCP(s) found? ☒ No

Replace a draft? ☒ Yes

Satisfy a DAHP Archaeological Excavation Permit requirement? ☒ No

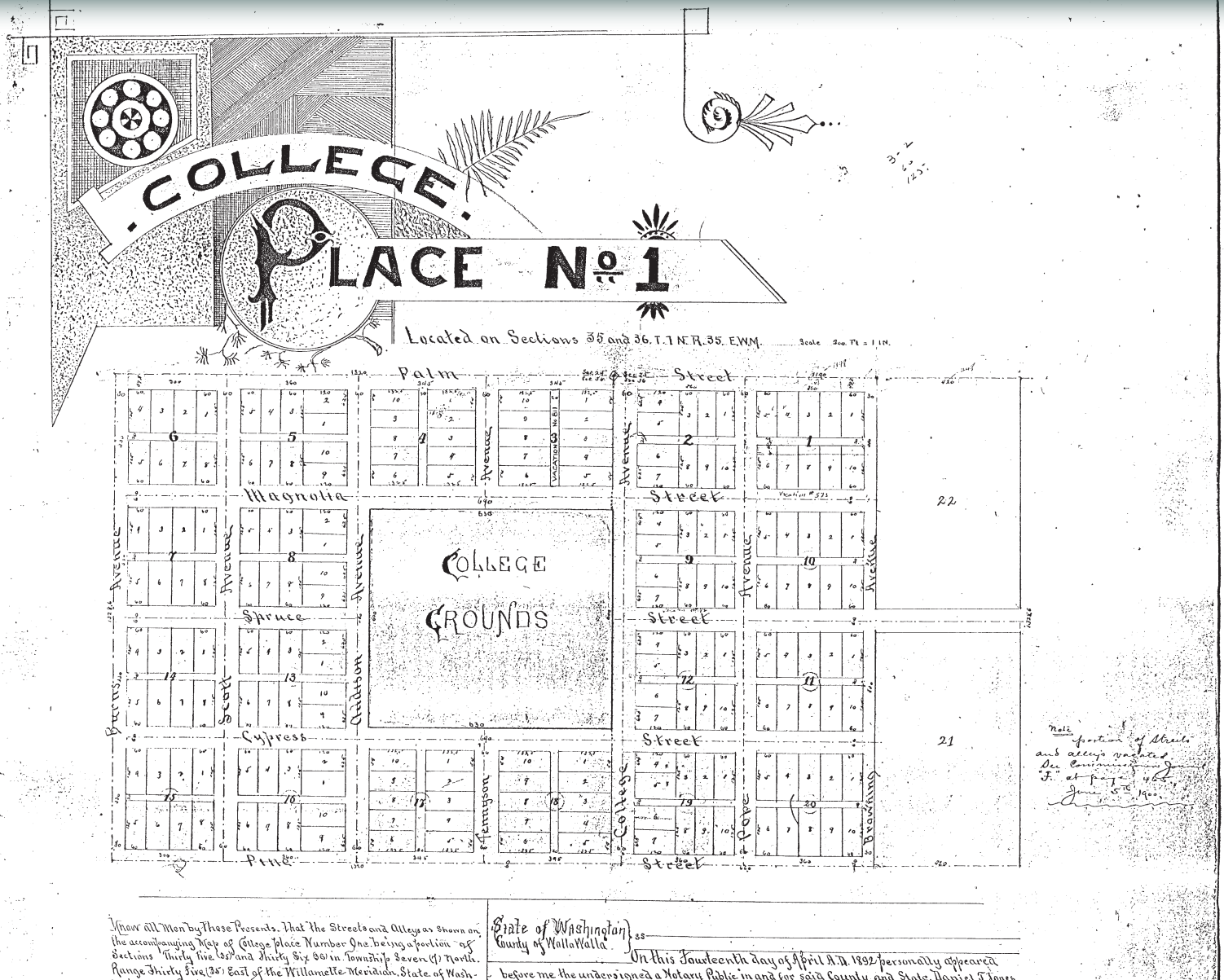
DAHP Archaeological Site #:
NA

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

COLLEGE PLACE

INTENSIVE & RECONNAISSANCE

LEVEL SURVEY
AUGUST 2019



PREPARED BY

KATIE PRATT & SPENCER HOWARD
NORTHWEST VERNACULAR, INC.

FOR THE CITY OF COLLEGE PLACE

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

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

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

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

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- Jon Rickard
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CITY OF COLLEGE PLACE HISTORIC PRESERVATION COMMISSION

- Stanley Green
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- Terry Gottschall

Abbreviations

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

1. Research Design

A. OBJECTIVES

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

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

B. SURVEY METHODOLOGY

The project consisted of a survey and inventory of 52 properties at the reconnaissance level and 10 properties at the intensive level within the city limits. Refer to **"Table 9. Intensive Level Surveyed Properties" on page 56** and **"Table 10. Reconnaissance Level Surveyed Properties" on page 56** for lists of properties surveyed.

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

Northwest Vernacular (NWV) staff member Spencer Howard conducted the field work on

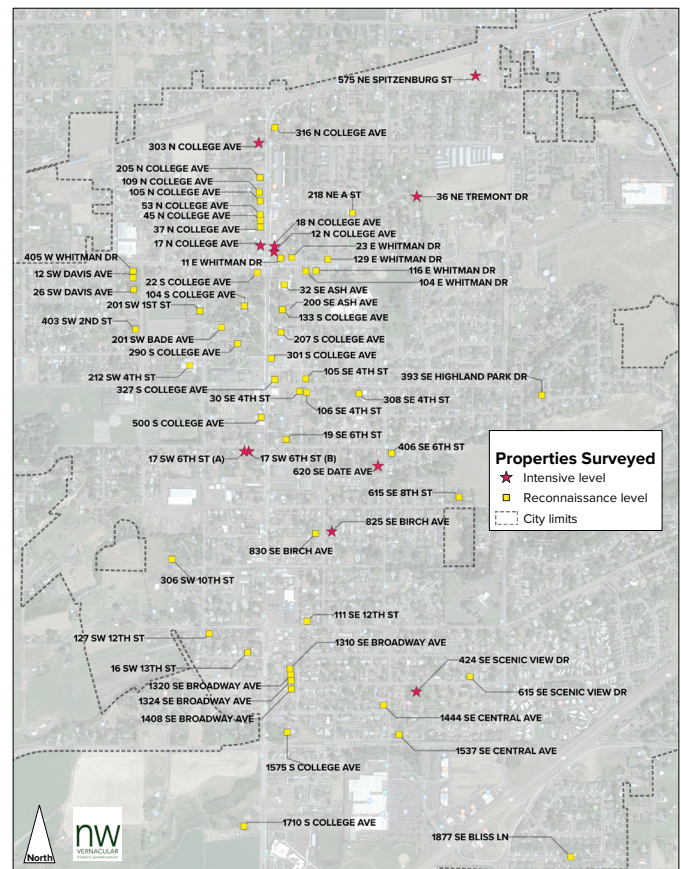
February 21 and 22, 2019. Per direction from the CPHPC, NWV staff conducted a windshield survey of the threshold level properties identified in the December 10, 2018 list to determine if any should be swapped out with properties on the reconnaissance level list.

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

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

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

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



Survey area map showing properties surveyed.

CPHPC members assisted in providing background on properties surveyed. City staff scanned building permits for all the properties surveyed to provide information on original construction and alterations.

C. EXPECTATIONS

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

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

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

D. AREA SURVEYED

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

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

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

Table 1. Property Count by Development Period

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

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

Table 2. Survey Reports within Study Area

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

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

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

Table 3. National Register Listed Property in Survey Area

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

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

Table 4. Previously Surveyed Properties in Survey Area

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

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

College Place Intensive & Reconnaissance Level Survey

Northwest Vernacular

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

E. INTEGRATION WITH PLANNING PROCESS

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

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

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

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

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

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

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

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

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

- Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.
 - » E. Enhance local program support.
- Goal 2. Engage a broad spectrum of the public in preservation; and improve access to information.
 - » D. Build awareness, enthusiasm, and support for historic preservation.
- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
 - » A. Position historic preservation to be more fully integrated into land use decision-making processes.

2. Historic Summary

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

A. HISTORICAL DEVELOPMENT – COLLEGE PLACE HISTORY

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

NATURAL SETTING

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

DEVELOPMENT PERIODS

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

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

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

PRE-CONTACT¹

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

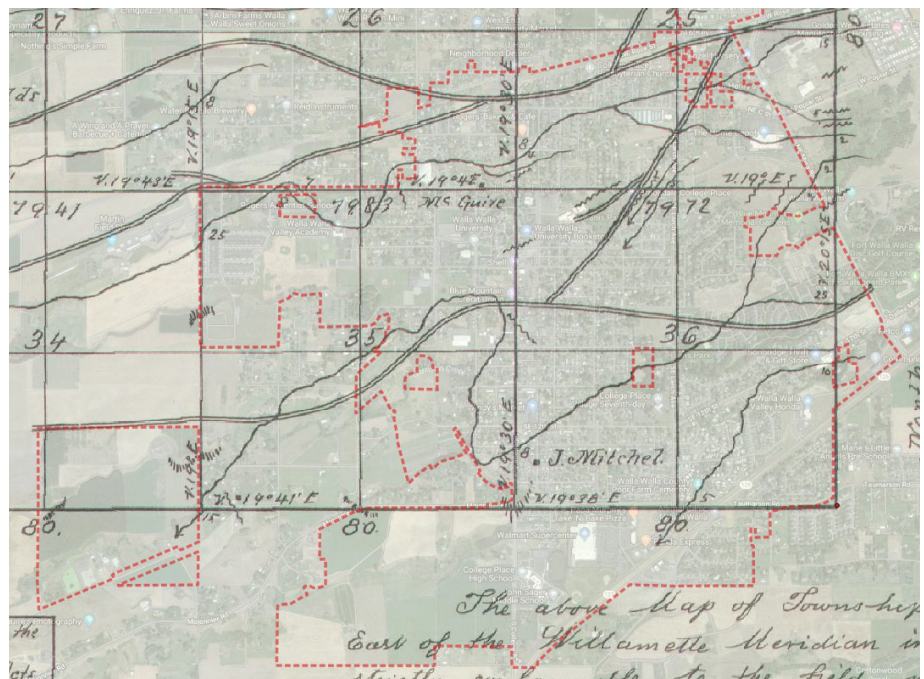
They gathered roots, nuts, berries, mushrooms, and other plants and hunted a range of wildlife. The Columbia River and its tributaries provided a wealth of salmon for Tribal people, with fish available during the spring, summer, and fall. Salmon was dried and pounded into cakes for storage during the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

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

Contact with nonnatives profoundly impacted the people and natural resources of the Columbia Plateau. The Corps of Discovery, commissioned by President Thomas Jefferson and led by William Clark and Meriwether Lewis, traveled through the Walla Walla Valley in October 1805 and April 1806. As the wealth of natural resources of the Columbia Plateau and surrounding regions became known outside the area, more nonnatives arrived. Furs and salmon were key resources and the North West Company established a trading post, called Fort Nez Perce, at the confluence of the Walla Walla and Columbia rivers in ca. 1818, west of present-day College Place at Wallula.² The Hudson's Bay Company

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

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



Detail of an 1867 Government Land Office Survey map overlaid on the City of College Place with the city boundary shown as a dashed red line. GLO source Washington State Archives, Digital Collection, Image AR-108-1-8-T07N-R35E_1, aerial source Google Maps.

acquired the trading post in 1821 and renamed it Fort Walla Walla.³ The trading post was renamed Fort Walla Walla in 1835, but abandoned in 1855. A military post, also named Fort Walla Walla, was established in 1856 on a site 7 miles east of what is now downtown Walla Walla. The fort moved locations a few times before finding its current location just east of College Place by 1858.⁴

Presbyterian missionary and physician Dr. Marcus Whitman and his wife Narcissa (Prentiss) Whitman established a mission at Waiilatpu (about four miles west of College Place) in 1836. They built a farm and grist mill and attempted to convert the local tribes to Christianity. Catholic missionaries had also arrived in the area soon after, establishing the Saint Rose of the Cayuse near Walla Walla and the St. Anne mission in 1847. Dr. Whitman traveled back east to convince their sponsors, the American Board of Commissioners for Foreign Missions, to keep their mission open despite its lack of success; he returned in 1843 with a wagon train of 800 settlers. This established their mission site as key waypoint on the Oregon Trail. However, tension between the Whitmans and area tribes came to a head in 1847 when they and 11 others were killed.⁵

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

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

COLLEGE FOUNDED AND TOWN ESTABLISHMENT (1891-1929)⁶

During this period, the area received its name “College Place”—thanks to the decision by the Seventh-day Adventists in the region to establish a college. At this point in time, students wishing to receive a college education at a Seventh-day Adventist supported college or university had a few options in the United States, but none in the Northwest; their schools were located in Michigan (Battle Creek College, now Andrews University), northern California (Healdsburg College, now Pacific Union College), and Nebraska (Union College). Area Seventh-day Adventists,

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

4 “The Many Fort Walla Wallas.”

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

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

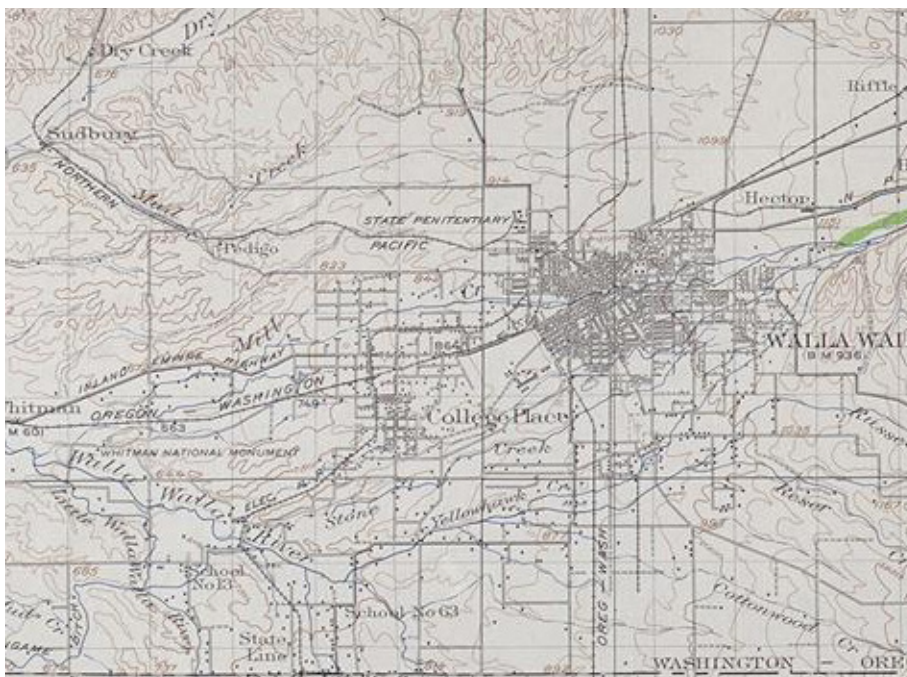
building off the success of their elementary and secondary schools, sought to establish a higher education institute in Washington to provide an option close to home for their students. First steps toward a college began at Milton Academy with the formation of a normal school (teacher-training school). The school lacked room to expand and the Milton church sought approval from the denomination's General Conference to support the establishment and construction of a college.

The General Conference supported the Milton church's proposal and began searching for a suitable location; however, the denomination cast its search net wider than just Milton. By 1890 they had concluded a suitable site did not exist in Milton. After fundraising, lobbying from various communities, and site visits, a site outside of Walla Walla was selected for the college campus. Local physician and landowner Dr. N. G. Blalock donated 40 acres of his 1,700 acre-orchard for the site of the college in 1891. Blalock's donation was contingent upon the college constructing a representative college building and utilizing the location for at least 25 years. The area, located outside of Walla Walla, became known as College Place as Seventh-day Adventists began Sabbath School meetings near the new location; Henry Carnahan named the location.⁷

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

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

However, just as the school and community were getting



Detail of a 1919 US Geological Survey map showing the City of College Place. Source Washington State Archives, Digital Collection, Image AR-270-B-000839.e6.

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

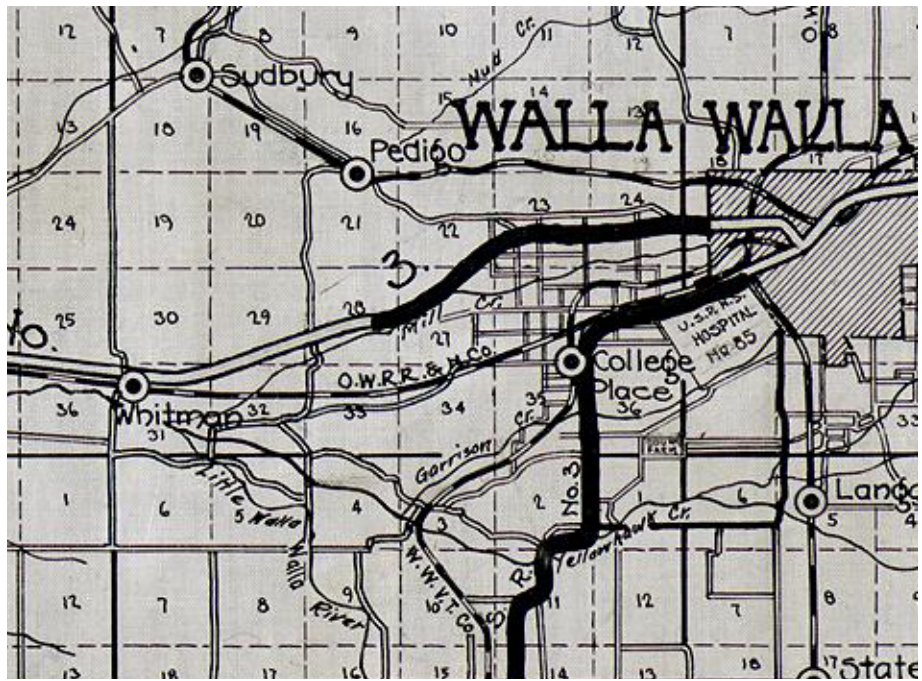
underway, the Panic of 1893 plunged the nation into economic depression. Financial woes soon hit Walla Walla College and by fall 1893 the school's future was unclear. The denomination's General Conference stepped in to support the school, allowing it to continue. With this support the college had an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

Families slowly moved into the area around the college, but the community remained quite small into the early 1900s. Small houses clustered around the school with farms ringing the community. The college operated its own farm

along the west side of the college grounds. The town got a boost when the Spokane Sanitarium was relocated to the community in 1905, and was opened by the Seventh-day Adventists in a former College Place public school building. Additional upgrades in the town included the grading (but not paving) of College Avenue in 1905. College Avenue was graveled (although still not paved) in 1917. The Seventh-day Adventist church building burned in 1919 but was quickly rebuilt. In 1924, portions of College Avenue were finally paved.

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

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



Detail of a 1926 Map of Walla Walla County showing the City of College Place. Source Washington State Archives, Digital Collection, Image AR-270-B-000556.

DEPRESSION AND WAR (1930-1945)

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

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

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

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

INCORPORATION AND MUNICIPAL IMPROVEMENTS (1946-1979)

In 1946, College Place had a population of 1,851 residents and had officially incorporated as a city. Walla Walla County recognized College Place as a city on January 7, 1946. The community chose to incorporate as a city. The newly formed city experienced a population boom, likely a result of the end of World War II and veterans returning home from their service. In 1948, the Scenic View subdivision was platted south of College Place No. 2 plat and built out with single family residences during the 1940s and 1950s. By 1951, the city had a population of 3,266. Residential, both single-family and apartment buildings, increased during this period to meet growing demand.

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

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

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

constructed in 1965.

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

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

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

PRESENT-DAY

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

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

B. PROPERTY TYPES AND FUNCTIONS

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

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

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

- Commerce: a bank and a former automobile garage (two surveyed). These are both located along S College Avenue, south of the university campus. They relate to 1920s and 1930s development and growth within the city and the transportation role of College Avenue, both north and south of the campus. The setting for both along S College Avenue consists of other commercial buildings and surface parking.
- Domestic: single dwelling (50 houses surveyed). This function is consistent with citywide residential growth and the proximity of dwellings close to the Walla Walla University campus, along with a concentrated grouping along N College Avenue. Historic residential properties in the survey area ranged from one to two stories in height, with multiple having one-and-one-half stories.
- Education: Walla Walla University buildings including the powerhouse, academic, and

residential buildings (eight surveyed). These relate predominately to post-World War II growth of the campus and student population.

- Government: Post office building (one surveyed). This building relates to post-World War II city development.
- Religion: religious facilities (three churches surveyed). Two of these buildings relate to the growth and development of Walla Walla University, and the third provided religious services serving the residential neighborhoods.

C. ARCHITECTURAL STYLES

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

Table 5. Property Count by Architectural Style

STYLE	SURVEYED
Collegiate Gothic	1
Craftsman	13
Free Classic	3
Minimal Traditional	6
Modern	16
No Style	21
Tudor Revival	4

The following architectural styles are common among the buildings surveyed.

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



104 S College Avenue.

Craftsman. This architectural style sprang from the Arts and Crafts movement. This style was popular with American working-class families during the early 1900s. Craftsman-style houses are typically one to one-and-a-half stories



575 NE Spitzenburg Street.

and often feature asymmetrical façades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.¹⁰ Wood is the predominant exterior cladding material for Craftsman houses in the survey area, with brick appearing at chimneys. This is one of the most common styles within the survey area. Good examples of Craftsman houses include 575 NE Spitzenburg Street (built ca. 1918), 45 N College Avenue (built ca. 1918), 105 N College Avenue (built ca. 1917), 109 N College Avenue (built ca. 1923), and 37 N College Avenue (built ca. 1916).



106 SE 4th Street.

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

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



127 SW 12th Street.

Modern. The term “modern” is quite broad and for the purposes of this survey; buildings that are classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. These houses may utilize the Ranch form. Good examples of the style in the survey area include 393 SE Highland Park Drive (built ca. 1963) and 32 SE Ash Avenue (built in 1958).



393 SE Highland Park Drive.

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

¹¹ Swope, 478.

Tudor Revival. The buildings represent two subtypes within the over-arching Tudor Revival style reflecting the popularity of these subtypes. Common features of the Tudor Revival style, which loosely interprets the decorative elements of the Jacobean and Elizabethan buildings of the of late Medieval period in England, include: a dominant cross-gable on the front façade, steeply pitched roofs, decorative half-timbering, tall narrow windows often grouped, and massive chimneys. Gable details, patterned brickwork, and round or Tudor arches are also trademarks of the style.¹²



18 N College Avenue.

The Tudor Cottage subtype consist of a smaller-scale, compact form ranging in height from one to one-and-a-half stories with arched entrances and doorways. Roofs tend towards side gables, often with clipped gable ends or shingles in the gable ends, and a steeply pitched cross gable over the front entrance. Chimneys occupied prominent front facade or end wall locations with decorative brickwork.¹³ Good examples among the properties surveyed include 18 N College Avenue (built ca. 1935), and 12 N College Avenue (built ca. 1935).

The Composite Tudor subtype blended Tudor Revival and Colonial Revival design elements and were larger in scale that the Tudor Cottage subtype. This included using brick detailing to mimic Palladian window configurations, double front gables, front entrance porticos, and the use of shutters.¹⁴ The only property with this style subtype is 205 N College Avenue (built 1937).

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

¹² McAlester, 355-358.

¹³ Robert Schweitzer and Michael W. R. Davis, *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses* (Detroit: Wayne State University Press, 1990), 182-184.

¹⁴ Schweitzer and Davis, *America's Favorite Homes*, 185-187; Michael Houser, "Tudor Composite, Architectural Style Guide," Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/tudor-composite> (accessed August 1, 2019).

The following are two key building forms among the properties surveyed.

Ranch. This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.¹⁵ Good examples of the style in the survey area include 424 SE Scenic View Drive (built ca. 1950) and 615 SE Scenic View Drive (built ca. 1959).



424 SE Scenic View Drive.

WWII-era Cottage. This form began during the mid-1930s and served as a transitional form between the bungalows of the 1920s and the sprawling Ranch houses of the 1950s and 1960s. The WWII-era Cottage was compact like a bungalow, but with minimal ornamentation. They typically have square or rectangular plans, but some examples may have projections with hip or gable roofs. They are typically Minimal Traditional in style but may have stylistic elements inspired by Art Deco or Streamline Moderne, such as glass block or rounded porch stoops.¹⁶ A good example in the survey area is 1324 SE Broadway Avenue (built ca. 1949).



1324 SE Broadway Avenue.

¹⁵ McAlester, 479.

¹⁶ Washington State Department of Archaeology and Historic Preservation, "WWII Era Cottage: 1935 – 1950," *Washington State Department of Archaeology and Historic Preservation*, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

3. Survey Results

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

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

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

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

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

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

A. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

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

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

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

Criteria considerations were applicable to two churches on the Walla Walla University campus surveyed as part of this project.

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

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

CRITERIA FOR EVALUATION

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

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

CRITERIA CONSIDERATIONS

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

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

importance, from age, from distinctive design features, or from association with historic events; or

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

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

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

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

Table 6. Potential National Register Eligible Properties

ADDRESS	DESCRIPTION	IMAGE
306 SW 10TH ST	The property, constructed ca. 1915 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction, and possess high artistic value.	
212 SW 4TH ST	The property, constructed in 1962, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction. The property is both an integral part of the potential historic district, and under criteria consideration a, derives primary significance from architectural distinction and historical importance.	
32 SE ASH AVE	The property, constructed in 1958, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value.	

ADDRESS	DESCRIPTION	IMAGE
825 SE BIRCH AVE	The property, constructed ca. 1905 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction. The scale, porch, canted bay, and overall facade composition stands out as one of if not the largest and most intact example within the city reflecting the prominence of the style when constructed. The building retains its setting on a large parcel.	
12 N COLLEGE AVE	The property, constructed ca. 1935 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	
17 N COLLEGE AVE	The property, constructed in 1929 according to the City of College Place building permit records, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it embodies the distinctive characteristics of a type of construction, and possess high artistic value. The building is notable locally for its high artistic value as an example of the Arts and Crafts style that remains intact.	
18 N COLLEGE AVE	The property, constructed ca. 1935 according to the Walla Walla County Assessor, does appear individually eligible under NRHP Criterion B, as it is does illustrate a specific person's important achievements. The property is significant for its 20-year association with Kenneth A. and Marguerite Aplington's productive life through their integral involvement with Walla Walla University students and university growth	
37 N COLLEGE AVE	The property, constructed ca. 1916 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	

ADDRESS	DESCRIPTION	IMAGE
303 N COLLEGE AVE	The property, constructed ca. 1910 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction. The property does not appear individually eligible under NRHP Criterion B, as it does not illustrate a specific person's important achievements. The property is directly associated with the Kinman family through multiple generations of ownership; however, additional research into the career of Simeon D. and Myrtle E. Kinman may yield supporting associations related to their productive life while living at the house. The family is thought to be related to Private Duane N. Kinman, who, as a 19 year old army medical aid performed a battlefield tracheotomy saving another soldier's life and earning him the nickname "Foxhole Surgeon." Although notable, it is not a specific association with the house that would result in	
207 S COLLEGE AVE	The property, constructed ca. 1920 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction, and possess high artistic value. The property is both an integral part of the potential historic district, and under criteria consideration a, derives primary significance from architectural distinction. The property does appear individually eligible under NRHP Criterion A, as it does have a known important association with a pattern of events significant to Walla Walla University's founding and the development of the City of College Place.	
290 S COLLEGE AVE	The property, constructed and placed into service in 1966 according to City of College Place building permit data, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value.	

ADDRESS	DESCRIPTION	IMAGE
500 S COLLEGE AVE	The property, constructed 1961 according to the dedication plaque within the building and the 1960 building permit (no. 681), does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a type and period of construction. The property does appear individually eligible under NRHP Criterion A, as it is does have a known important association with a pattern of events significant to the city's architectural history and post-World War II growth.	
424 SE SCENIC VIEW DR	The property, constructed ca. 1950 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value. The property does appear individually eligible under NRHP Criterion B, as it is does illustrate a specific person's important achievements. Paul E. Lutton, owner and operator of Paul Lutton's Professional Pharmacy lived in the residence from 1954 through ca. 1975.	
575 NE SPITZENBURG ST	The property, constructed ca. 1918 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction, and possess high artistic value. The building and associated garage are an excellent example of the Craftsman style in the city and unique for the high level of integrity.	
36 NE TREMONT DR	The property, constructed ca. 1962 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C. The building was designed and built by Frederick Roland Bennett and includes notable design elements including stress-skin panels for the roof and a sealed-system heat circulating fireplace with a separate supply of combustion air from outdoors. The property does appear individually eligible under NRHP Criterion A, as it is does have a known important association with a single event or pattern of events significant to the city's architectural history. The house was designed by Fred R. Bennet, a professor of engineering at Walla Walla University as one of the first two houses constructed within the 1962 Mountain Vista Addition subdivision filed at the request of Fred Bennett for Walla Walla College and is attributed as the first subdivision in Eastern Washington to have underground utilities.	

ADDRESS	DESCRIPTION	IMAGE
11 E WHITMAN DR	The property, constructed ca. 1930 according to the Walla Walla County Assessor, does appear individually eligible under National Register of Historic Places (NRHP) Criterion C, as it does embody the distinctive characteristics of a period of construction.	

B. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY

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

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

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

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

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

CRITERIA FOR EVALUATION

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

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

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

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

C. That embody the distinctive characteristics of a type, period, or method of

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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

LEVEL AND PERIOD OF SIGNIFICANCE

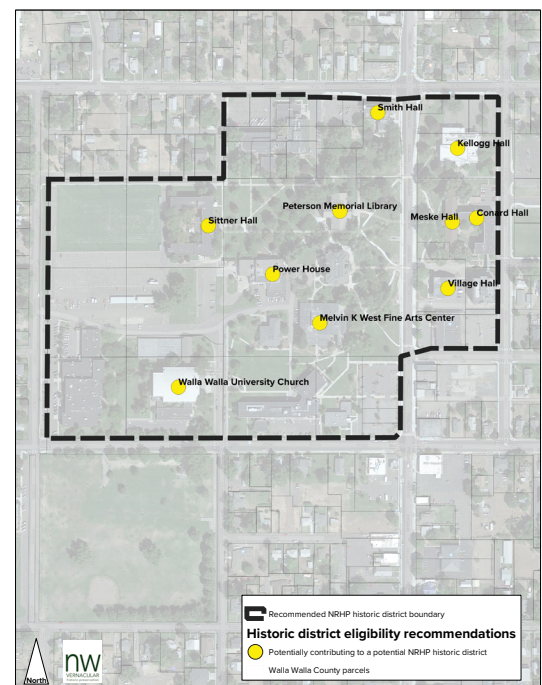
The potential historic district is recommended at the local level of significance. The development reflects important aspects of the City of College Place's growth related to the founding of Walla Walla College in 1892 (and associated plats) and subsequent growth into Walla Walla University.

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

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

Table 7. Potential Contributing Properties Surveyed

ADDRESS	YEAR BUILT	IMAGE
104 S COLLEGE AVE	1945	
133 S COLLEGE AVE	1935	
200 SE ASH AVE	1941	



Detail map showing the potential historic district recommended.

ADDRESS	YEAR BUILT	IMAGE
201 SW 1ST ST	1947	
201 SW BADE AVE	1900	
207 S COLLEGE AVE	1920	
212 SW 4TH ST	1962	
22 S COLLEGE AVE	1965	
290 S COLLEGE AVE	1966	
32 SE ASH AVE	1958	

C. COLLEGE PLACE REGISTER OF HISTORIC PLACES ELIGIBILITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 8. Potential College Place Register Eligible Properties

ADDRESS	YEAR BUILT	IMAGE
306 SW 10TH ST	1915	
111 SE 12TH ST	1953	
127 SW 12TH ST	1949	

ADDRESS	YEAR BUILT	IMAGE
16 SW 13TH ST	1946	
30 SE 4TH ST	1940	
105 SE 4TH ST	1915	
106 SE 4TH ST	1900	
308 SE 4TH ST	1905	
212 SW 4TH ST	1962	
17 SW 6TH ST (B)	1930	

ADDRESS	YEAR BUILT	IMAGE
17 SW 6TH ST (A)	1930	
615 SE 8TH ST	1930	
218 NE A ST	1951	
32 SE ASH AVE	1958	
825 SE BIRCH AVE	1905	
830 SE BIRCH AVE	1945	
1877 SE BLISS LN	1956	

ADDRESS	YEAR BUILT	IMAGE
1310 SE BROADWAY AVE	1924	
1320 SE BROADWAY AVE	1947	
1324 SE BROADWAY AVE	1949	
1408 SE BROADWAY AVE	1940	
1537 SE CENTRAL AVE	1961	
12 N COLLEGE AVE	1935	
17 N COLLEGE AVE	1929	

ADDRESS	YEAR BUILT	IMAGE
18 N COLLEGE AVE	1935	
37 N COLLEGE AVE	1916	
45 N COLLEGE AVE	1918	
53 N COLLEGE AVE	1917	
105 N COLLEGE AVE	1917	
109 N COLLEGE AVE	1923	
205 N COLLEGE AVE	1937	

ADDRESS	YEAR BUILT	IMAGE
303 N COLLEGE AVE	1910	
316 N COLLEGE AVE	1923	
22 S COLLEGE AVE	1965	
133 S COLLEGE AVE	1935	
207 S COLLEGE AVE	1920	
290 S COLLEGE AVE	1966	
301 S COLLEGE AVE	1920	

ADDRESS	YEAR BUILT	IMAGE
500 S COLLEGE AVE	1961	
1575 S COLLEGE AVE	1955	
327 S COLLEGE AVE	1930	
620 SE DATE AVE	1892	
12 SW DAVIS AVE	1910	
26 SW DAVIS AVE	1936	
393 SE HIGHLAND PARK DR	1963	

ADDRESS	YEAR BUILT	IMAGE
424 SE SCENIC VIEW DR	1950	
615 SE SCENIC VIEW DR	1959	
575 NE SPITZENBURG ST	1918	
36 NE TREMONT DR	1962	
11 E WHITMAN DR	1930	
104 E WHITMAN DR	1911	
129 E WHITMAN DR	1900	

D. DEVELOPMENT TRENDS

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

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

E. RECOMMENDATIONS

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

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

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

- Scenic View, platted in 1948. This area would benefit from a closer review by CPHPC members to assess the level of alterations to properties within the plat, and the significance of D. H. and Nellie F. Kinzer and Leo G. and Ethel Hagen, owners of the platted land. As part of the survey, 6 properties were surveyed within the plat, with all recommended as potentially eligible for CPRHP listing. There are 200 properties within the plat, with the majority built in the 1940s (38) and 1950s (105). There are only 13 buildings built since 1969. The plat should be evaluated using the National Park Service's National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and per the registration requirements established in the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*.
- Mountain Vista, platted in 1962. This area would benefit from a closer review by CPHPC members to assess the level of alterations to properties within the plat. The plat was filed by Fred Bennett on behalf of Walla Walla College. Fred was an engineering professor

with the College and designed one of the first houses in the subdivision. The subdivision is also attributed as the first in Eastern Washington to have underground utilities and included a high number of Walla Walla College professors as residents. As part of the survey, Fred's house, 36 NE Tremont Drive, was surveyed. There are approximately 37 properties within the plat, with the majority built between 1962 and 1968 (24) and between 1969 and 1979 (10). There are only 2 buildings built since 1979. The plat should be evaluated using the National Park Service's National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.

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

4. Bibliography

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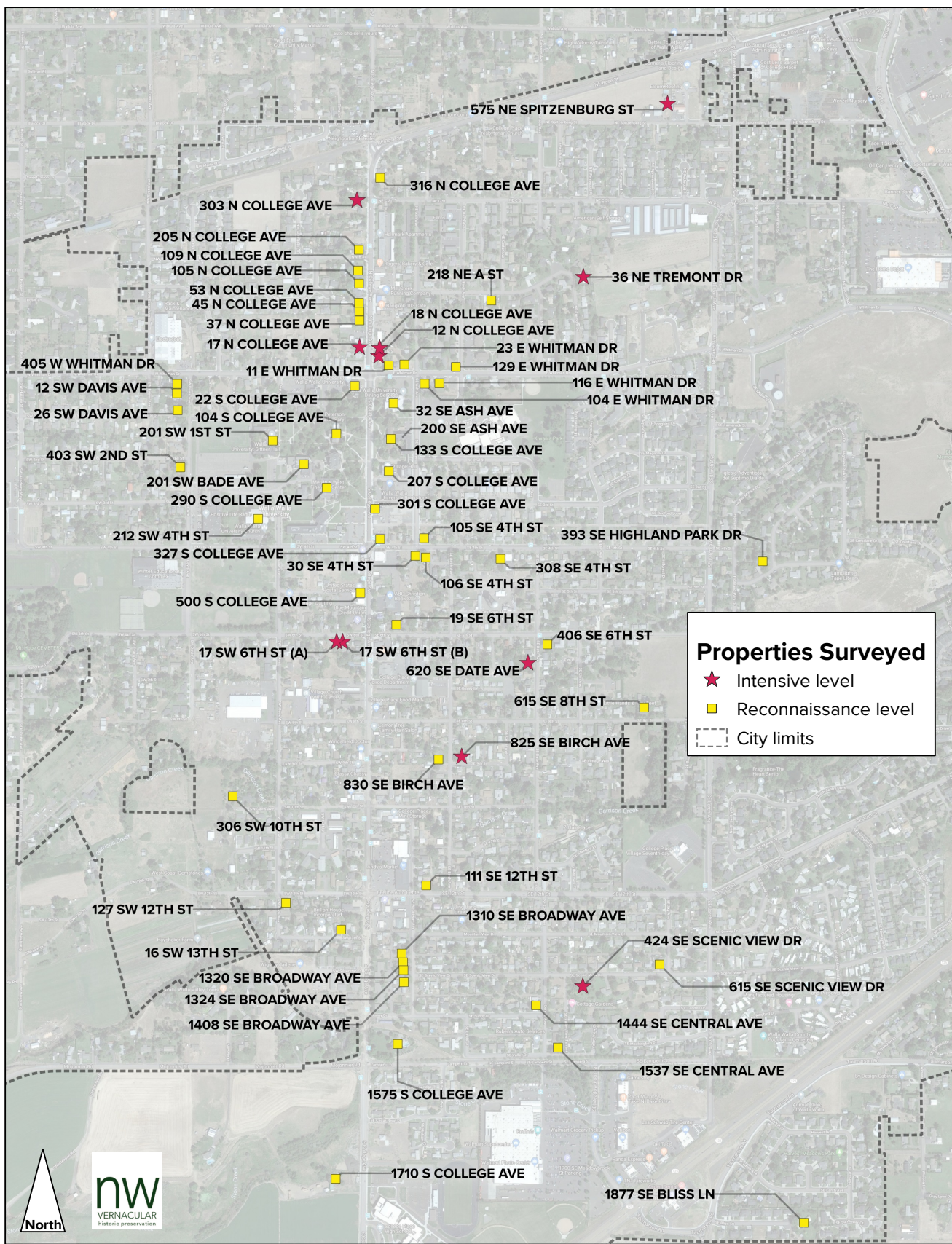
Walla Walla County Assessor, property record card. Eastern Washington State Archives.

Walla Walla County Recorder, direct and reverse indexes. Walla Walla.

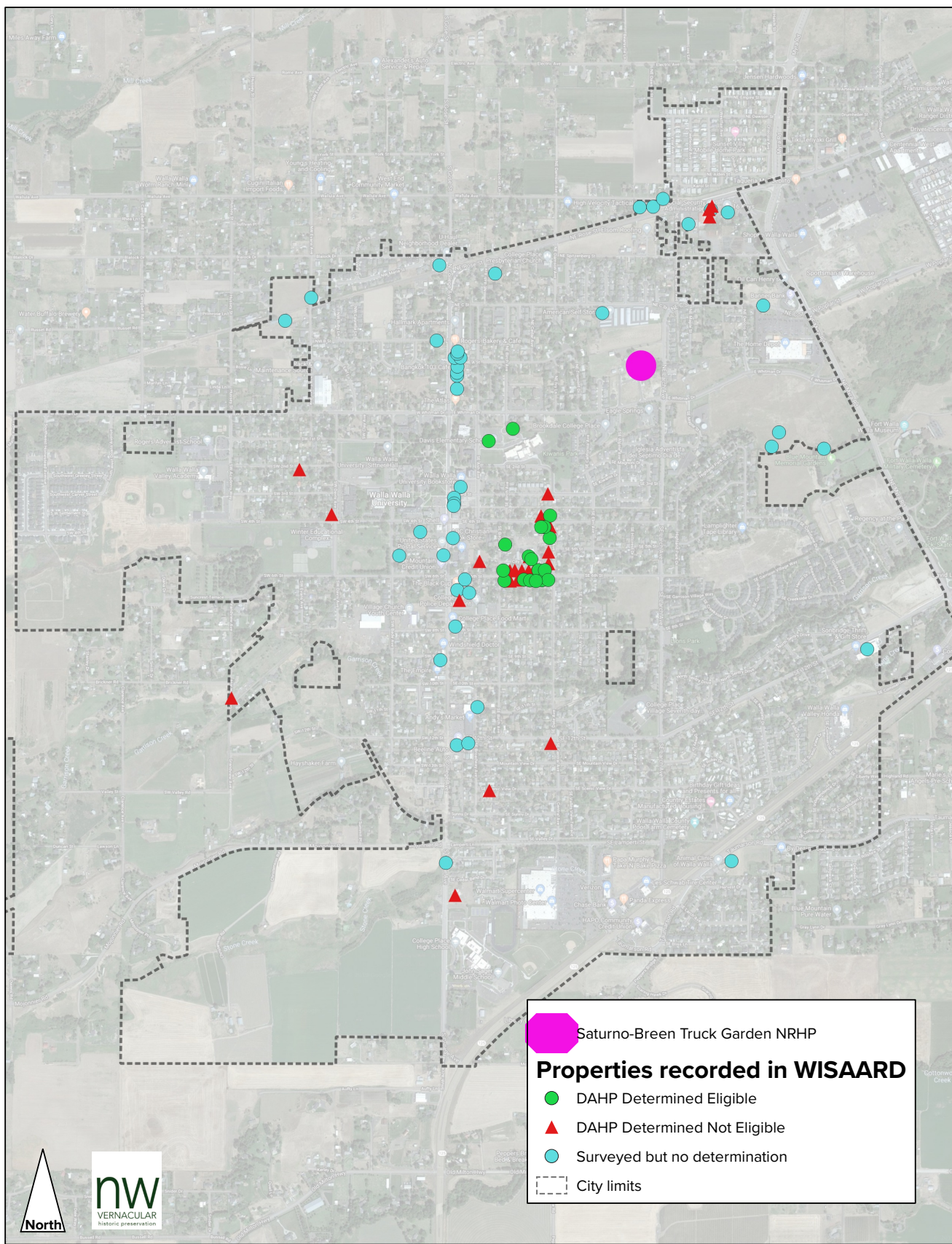
Washington State Department of Archaeology and Historic Preservation, "WWII Era Cottage: 1935 – 1950," Washington State Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

5. Maps

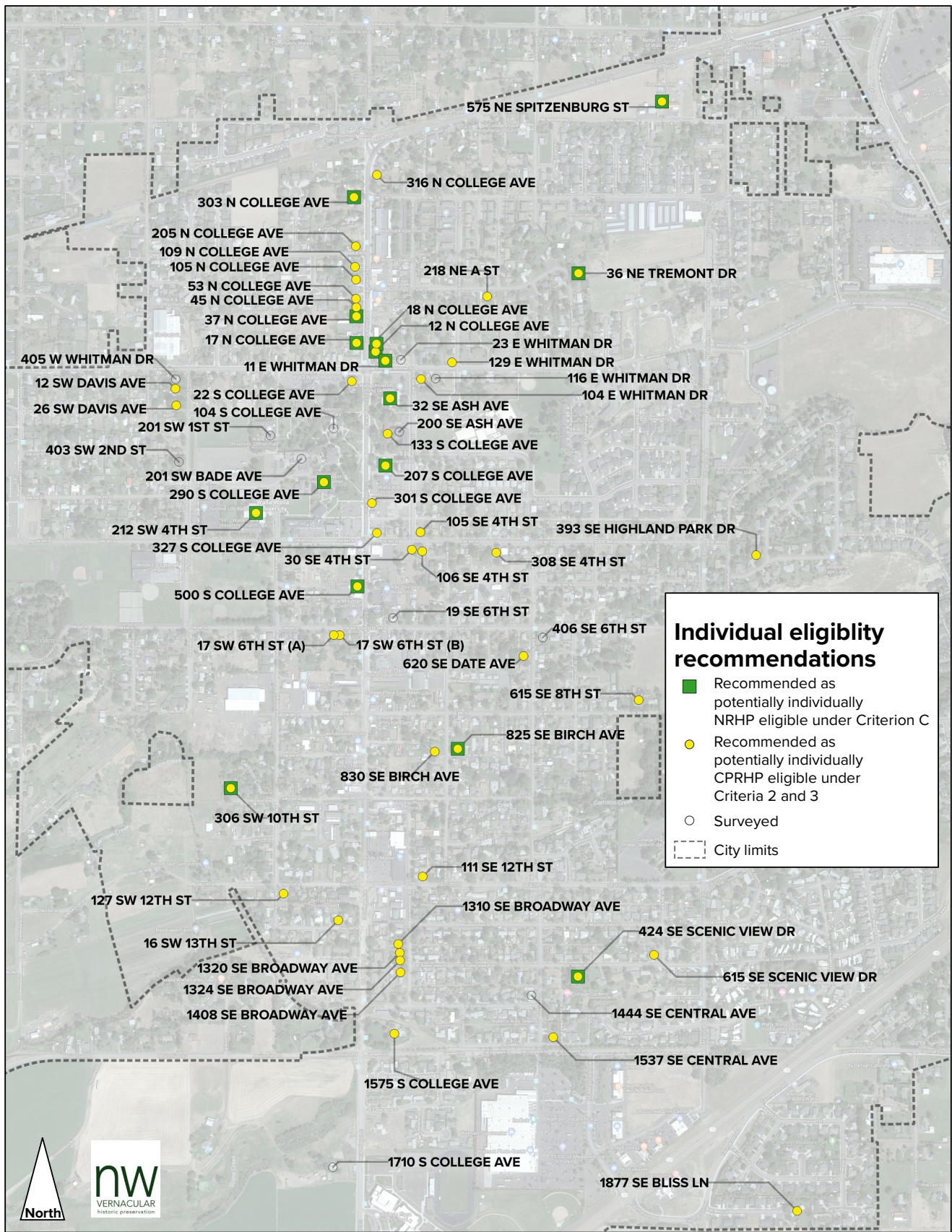
The following maps were developed as part of this survey.



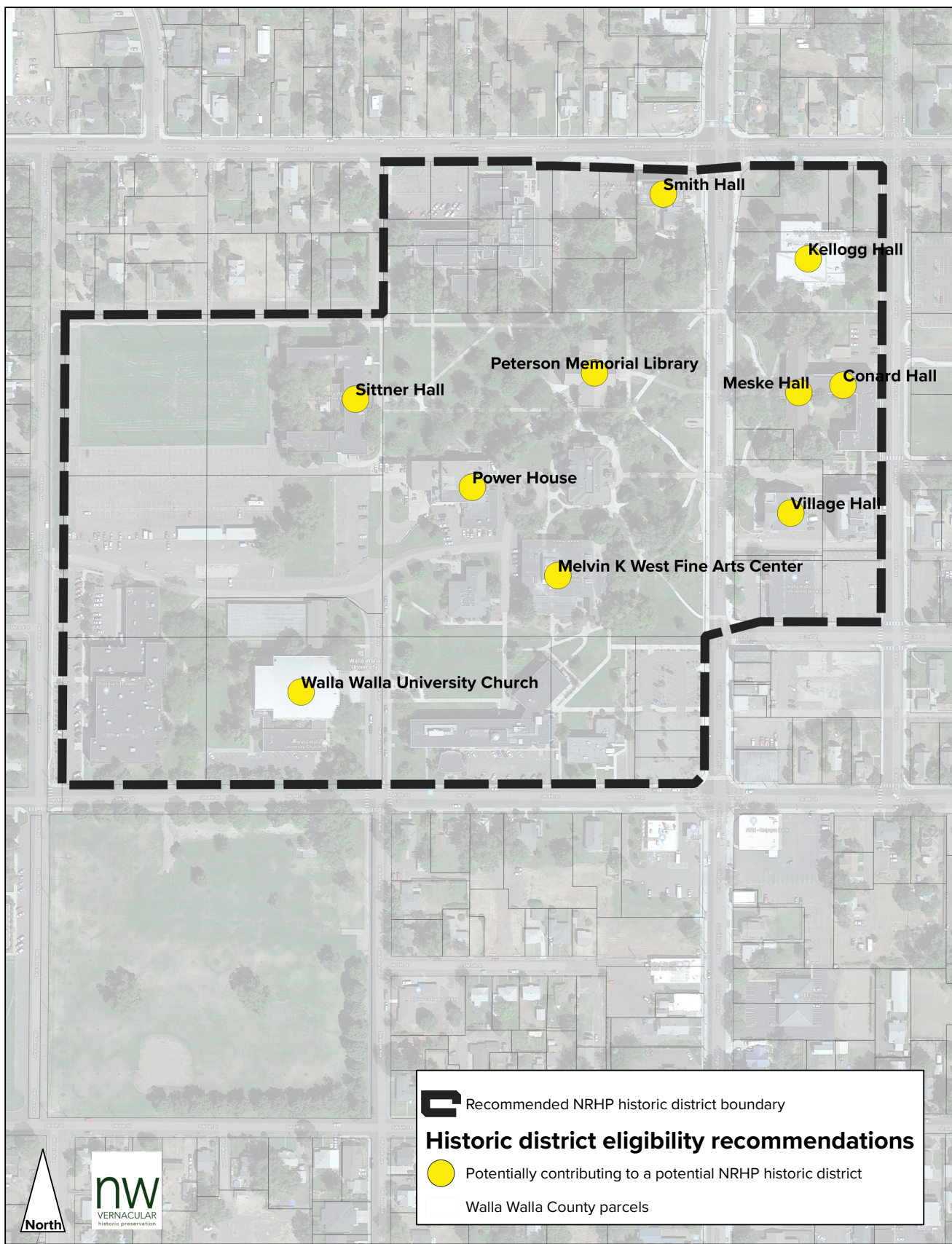
Map 1. Survey Area and Surveyed Properties.



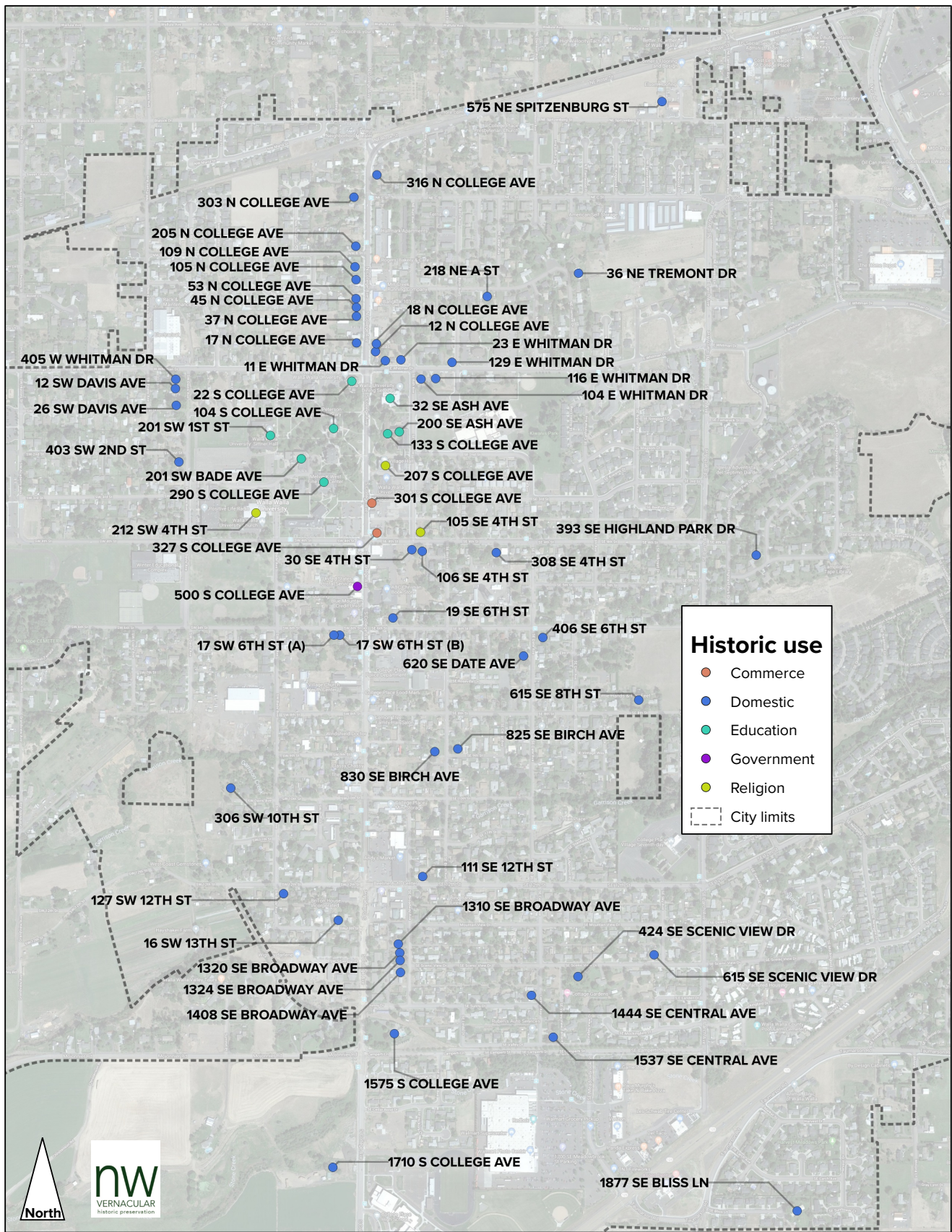
Map 2. Previous Surveys.



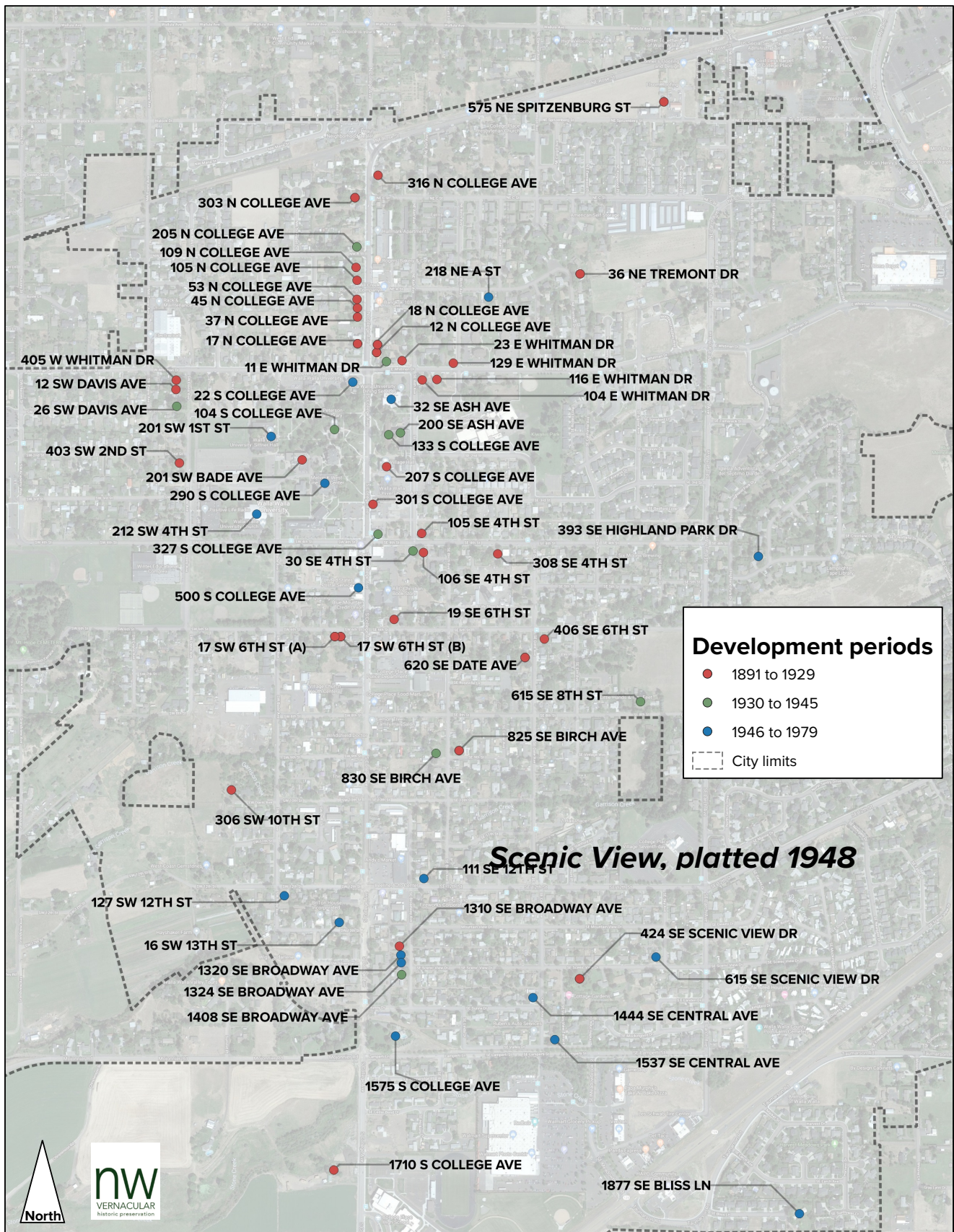
Map 3. Individual Eligibility Recommendations.



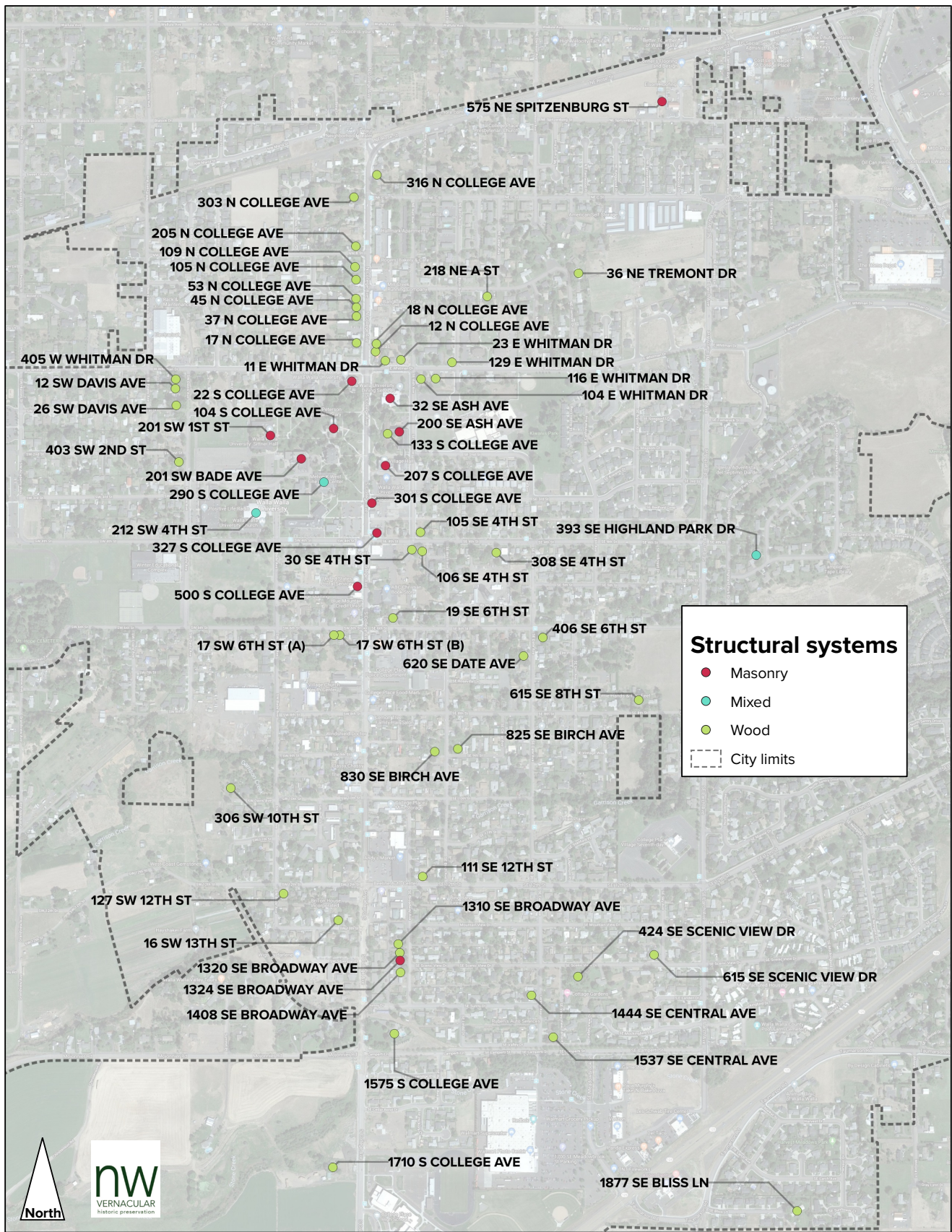
Map 4. NRHP Historic District Eligibility Recommendations.



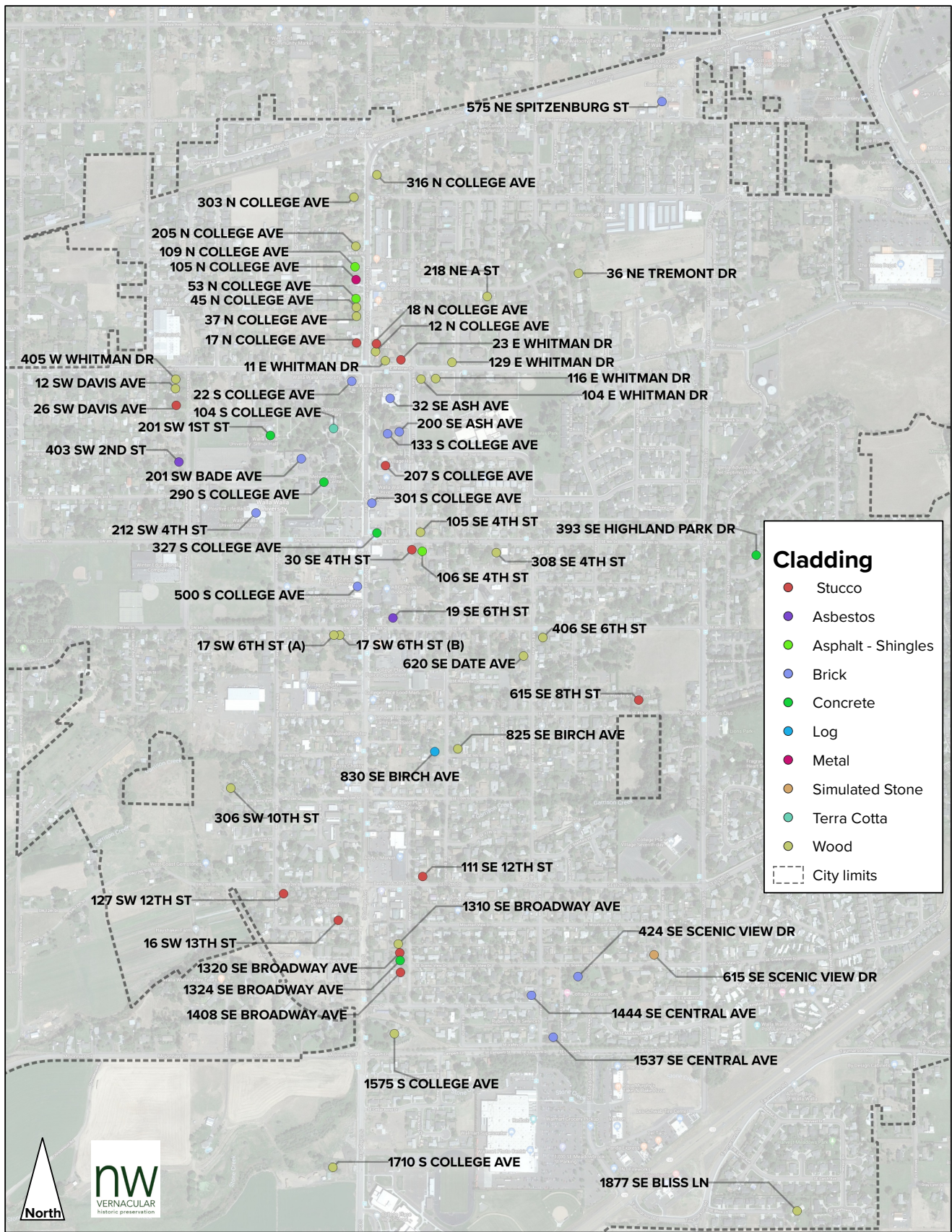
Map 5. Historic Uses.



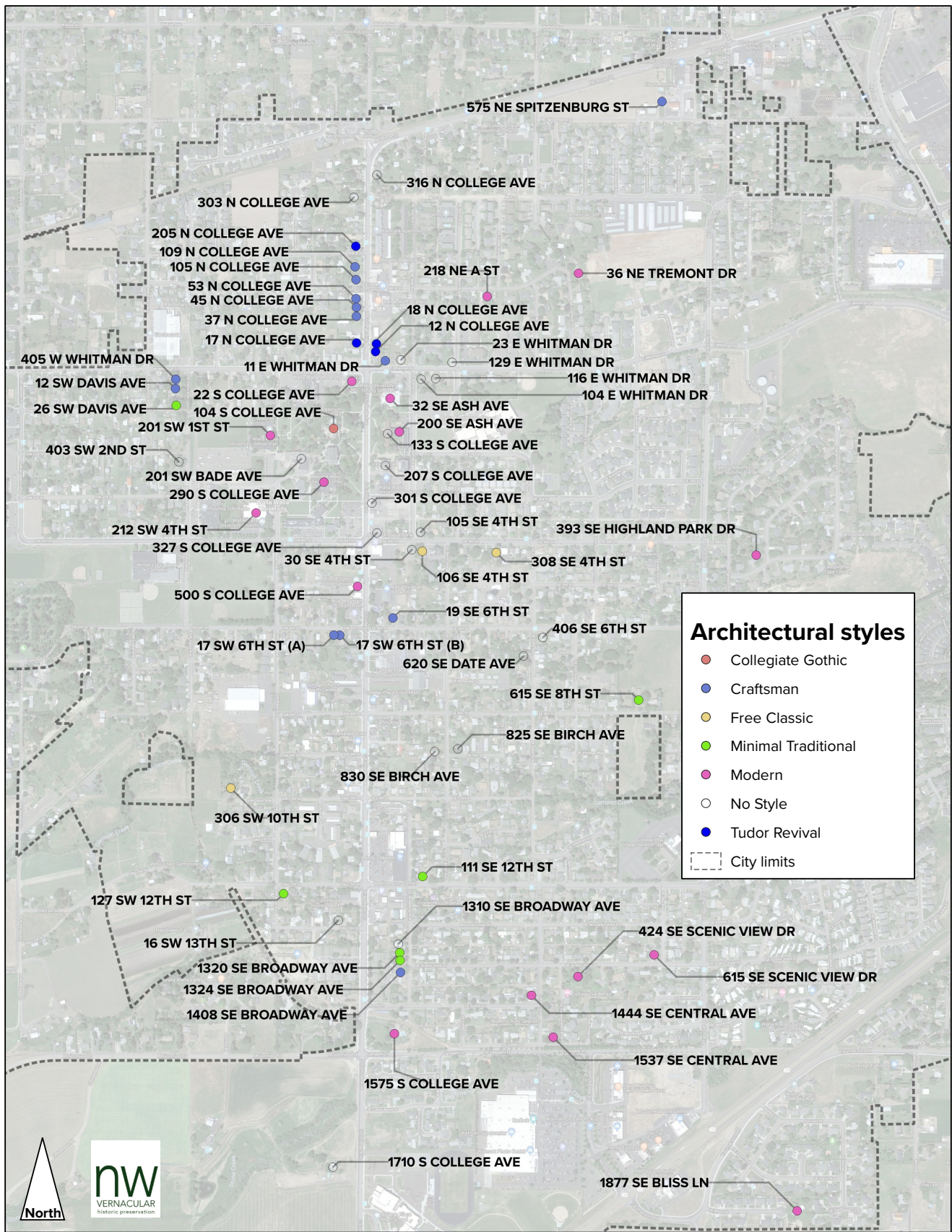
Map 6. *Development Periods.*



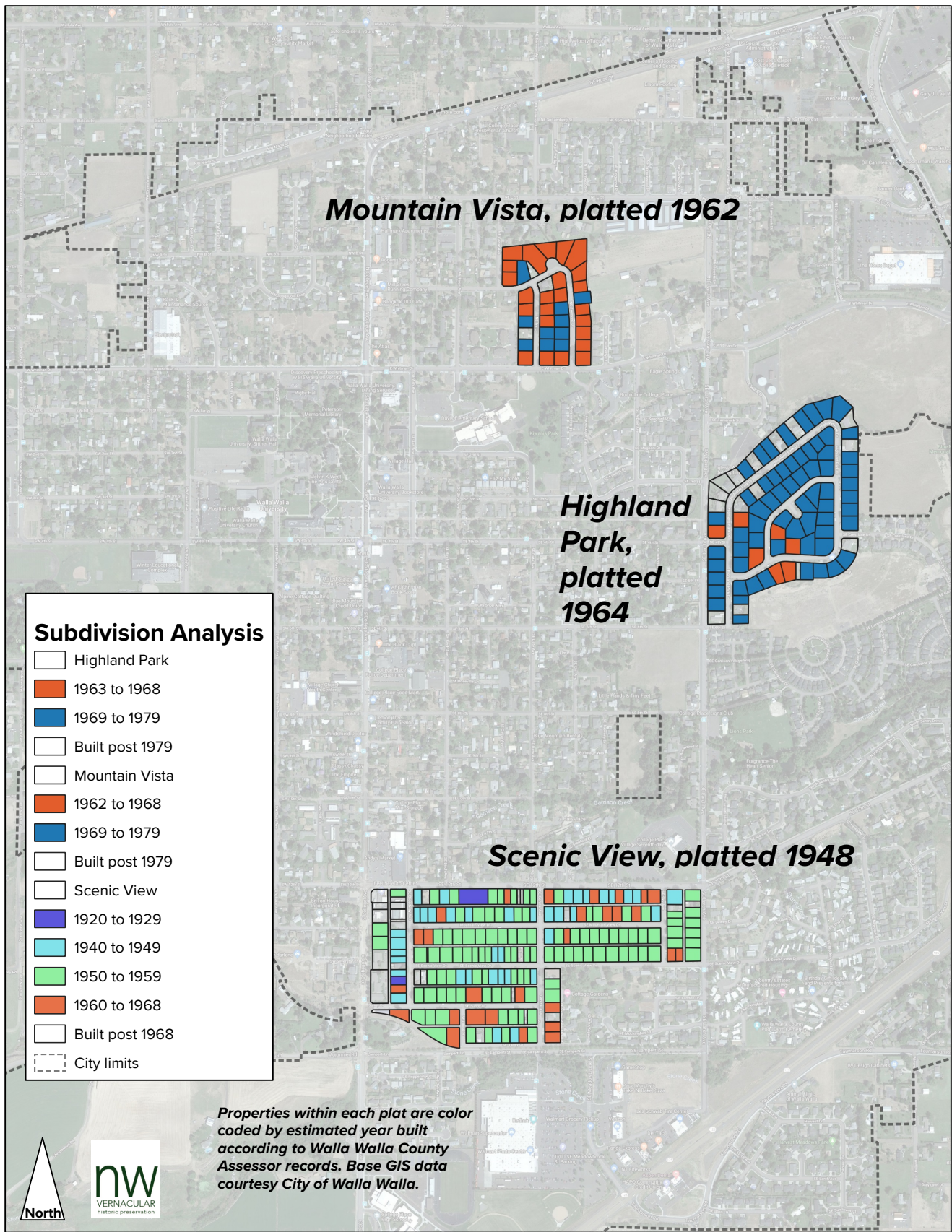
Map 7. Building Structures by Material.



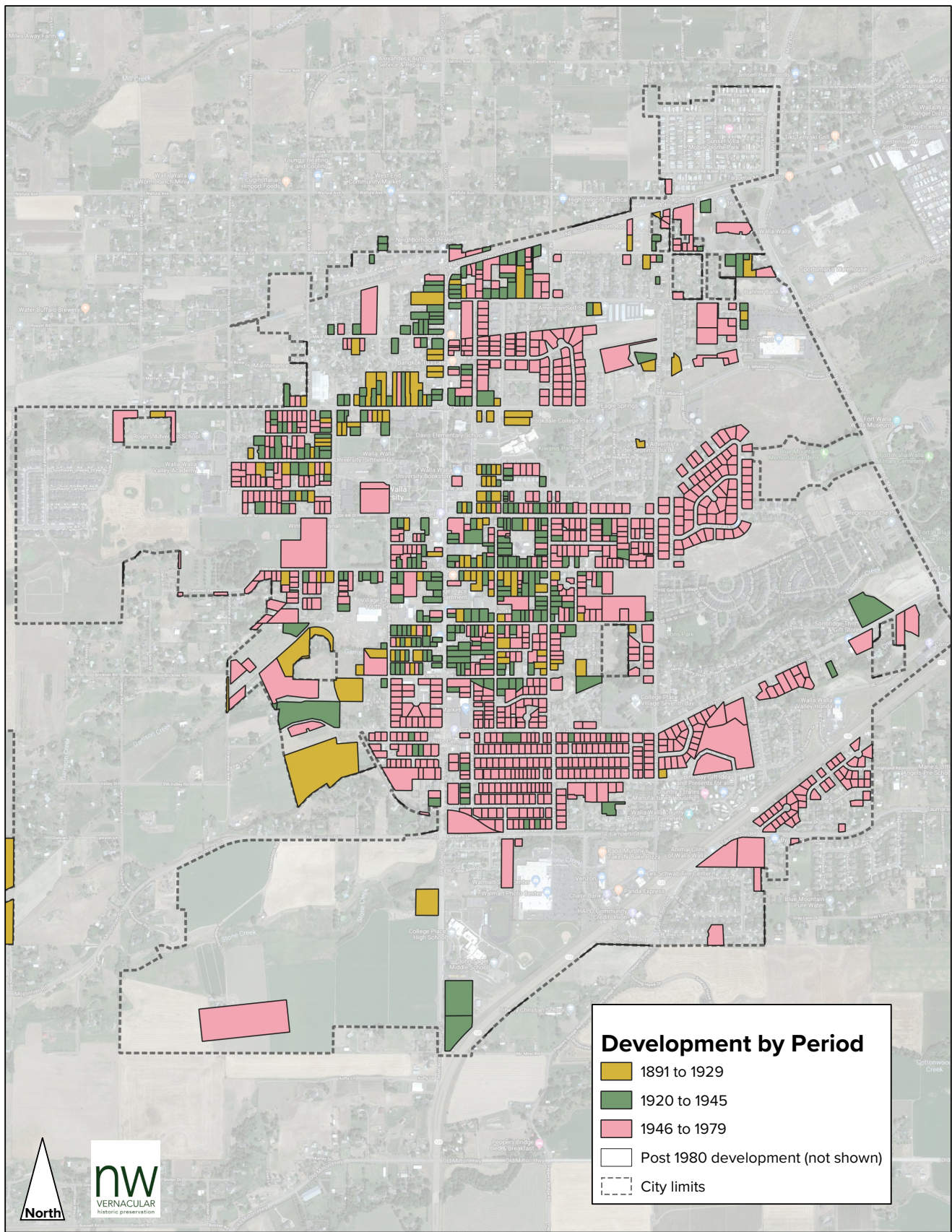
Map 8. Cladding Types.



Map 9. Architectural Styles



Map 10. Subdivision Analysis



Map 11. Citywide Development Patterns.

Table 9. Intensive Level Surveyed Properties

ADDRESS	YEAR BUILT
17 SW 6TH ST	1930
17 SW 6TH ST	1930
825 SE BIRCH AVE	1905
12 N COLLEGE AVE	1935
17 N COLLEGE AVE	1929
18 N COLLEGE AVE	1935
303 N COLLEGE AVE	1910
620 SE DATE AVE	1892
424 SE SCENIC VIEW DR	1950
36 NE TREMONT DR	1962
575 NE SPITZENBURG ST	1918

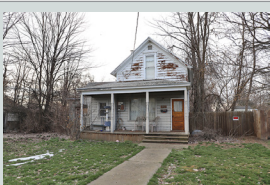
Table 10. Reconnaissance Level Surveyed Properties

ADDRESS	YEAR BUILT
111 SE 12TH ST	1953
127 SW 12TH ST	1949
16 SW 13TH ST	1946
403 SW 2ND ST	1919
106 SE 4TH ST	1900
30 SE 4TH ST	1940
308 SE 4TH ST	1905
19 SE 6TH ST	1917
406 SE 6TH ST	1901
615 SE 8TH ST	1930
218 NE A ST	1951
201 SW BADE AVE	1900 ca.
830 SE BIRCH AVE	1945
1324 SE BROADWAY AVE	1949
1320 SE BROADWAY AVE	1947
1310 SE BROADWAY AVE	1924
1408 SE BROADWAY AVE	1940
500 S COLLEGE AVE	1959
105 N COLLEGE AVE	1917

ADDRESS	YEAR BUILT
109 N COLLEGE AVE	1923
205 N COLLEGE AVE	1937
316 N COLLEGE AVE	1923
37 N COLLEGE AVE	1916
45 N COLLEGE AVE	1918
53 N COLLEGE AVE	1917
1575 S COLLEGE AVE	1955
1710 S COLLEGE AVE	1911
301 S COLLEGE AVE	1920 ca
290 S COLLEGE AVE	1966
133 S COLLEGE AVE	1935 ca
207 S COLLEGE AVE	1920 ca
22 S COLLEGE AVE	1965
12 SW DAVIS AVE	1910
26 SW DAVIS AVE	1936
393 SE HIGHLAND PARK DR	1963
327 S COLLEGE AVE	1940
104 S COLLEGE AVE	1945
615 SE SCENIC VIEW DR	1959

ADDRESS	YEAR BUILT
201 SW 1ST ST	1947 ca
104 E WHITMAN DR	1911
11 E WHITMAN DR	1930
116 E WHITMAN DR	1915
129 E WHITMAN DR	1900
23 E WHITMAN DR	1941
405 W WHITMAN DR	1921
212 SW 4TH ST	1962
1444 SE CENTRAL AVE	1959
1537 SE CENTRAL AVE	1961
32 SE ASH AVE	1958
1877 SE BLISS LN	1956
306 SW 10TH ST	1915
105 SE 4TH ST	1915

The following table is a repeat of table 9 with the addition of an image for each building.

ADDRESS	YEAR BUILT	IMAGE	424 SE SCENIC VIEW DR	1950	
17 SW 6TH ST, A	1930		36 NE TREMONT DR	1962	
17 SW 6TH ST, B	1930		575 NE SPITZENBURG ST	1918	
825 SE BIRCH AVE	1905				
12 N COLLEGE AVE	1935				
17 N COLLEGE AVE	1929				
18 N COLLEGE AVE	1935				
303 N COLLEGE AVE	1910				
620 SE DATE AVE	1892				

The following table is a repeat of table 10 with the addition of an image for each building.

ADDRESS	YEAR BUILT		ADDRESS	YEAR BUILT	
111 SE 12TH ST	1953		406 SE 6TH ST	1901	
127 SW 12TH ST	1949		615 SE 8TH ST	1930	
16 SW 13TH ST	1946		218 NE A ST	1951	
403 SW 2ND ST	1919		201 SW BADE AVE	1900 ca.	
106 SE 4TH ST	1900		830 SE BIRCH AVE	1945	
30 SE 4TH ST	1940		1324 SE BROADWAY AVE	1949	
308 SE 4TH ST	1905		1320 SE BROADWAY AVE	1947	
19 SE 6TH ST	1917		1310 SE BROADWAY AVE	1924	

ADDRESS	YEAR BUILT		ADDRESS	YEAR BUILT	
1408 SE BROADWAY AVE	1940		53 N COLLEGE AVE	1917	
500 S COLLEGE AVE	1959		1575 S COLLEGE AVE	1955	
105 N COLLEGE AVE	1917		1710 S COLLEGE AVE	1911	
109 N COLLEGE AVE	1923		301 S COLLEGE AVE	1920 ca	
205 N COLLEGE AVE	1937		290 S COLLEGE AVE	1966	
316 N COLLEGE AVE	1923		133 S COLLEGE AVE	1935 ca	
37 N COLLEGE AVE	1916		207 S COLLEGE AVE	1920 ca	
45 N COLLEGE AVE	1918		22 S COLLEGE AVE	1965	

ADDRESS	YEAR BUILT		ADDRESS	YEAR BUILT	
12 SW DAVIS AVE	1910		11 E WHITMAN DR	1930	
26 SW DAVIS AVE	1936		116 E WHITMAN DR	1915	
393 SE HIGHLAND PARK DR	1963		129 E WHITMAN DR	1900	
327 S COLLEGE AVE	1940		23 E WHITMAN DR	1941	
104 S COLLEGE AVE	1945		405 W WHITMAN DR	1921	
615 SE SCENIC VIEW DR	1959		212 SW 4TH ST	1962	
201 SW 1ST ST	1947 ca		1444 SE CENTRAL AVE	1959	
104 E WHITMAN DR	1911		1537 SE CENTRAL AVE	1961	

ADDRESS	YEAR BUILT	
32 SE ASH AVE	1958	
1877 SE BLISS LN	1956	
306 SW 10TH ST	1915	
105 SE 4TH ST	1915	

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
25	669851	616675	669851	Arteaga, Rubisela	994 C NE, College Place, WA 99324		Not Determined		1984
35470	672903	619515	672903	Marin, Anna Maria	509 2nd SW, College Place, WA 99324		Determined Not Eligible		1922
102618	126046	0	0						
112667	674734	621256	674734	Richard/Justine Jernee	401 N College Ave N, College Place, WA 99324		Determined Not Eligible		1946
113181	665892	613004	665892	Reinecke, Sheryl, Reinecke	408 3rd SE, College Place, WA 99324	350736210020	Determined Not Eligible		1949
181173	99179	0	0						
185831	675531	621993	675531	Public Works Plumbing Shop	218 SE 4th Street, College Place, WA 99324		Determined Not Eligible		1920
185847	675535	621997	675535	City Hall Annex	619 College Ave S, College Place, WA 99324		Determined Not Eligible		1920
185867	675540	622002	675540	Public Works Sign Shop	218 4th St SE, College Place, WA		Determined Not Eligible		1950
186633	678786	625091	678786		318.5 12th St SE, College Place, WA 99324		Determined Not Eligible		1951
210214	51458	0	0						
210749	9321	0	0						
309360	115406	68114	115406	Scott Paine	111 6th St SE, College Place, WA		Determined Not Eligible		1910
330790	673711	620279	673711	Martha Carrasco	116 Scenic View Dr SE, College Place, WA 99324		Determined Not Eligible		1955
413140	665761	612877	665761	Maria Ruiz, Saloman Lara	1018 Broadway Ave SE, College Place, WA 99324		Not Determined		1964
480557	96750	0	0						

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
511160	112405	65466	112405	Ben Wiedemann	414 4th SW, College Place, WA		Determined Not Eligible		1946
619746	9320	5123	9320	Saturno-Breen Truck Garden, Pasquale Saturno/also known as Frank Breen	East of College Place on Route 5, College Place, WA		Not Determined, National Register, Not Determined, Washington Heritage		1892
101089	672102	618767	672102		313 6th St SE, College Place, WA		Determined Eligible		1920
101096	672103	618768	672103		318 6th St SE, College Place, WA		Determined Eligible		1940
101103	672104	618769	672104		319 6th St SE, College Place, WA		Determined Eligible		1922
101108	672105	618770	672105		326 6th St SE, College Place, WA		Determined Eligible		1936
101114	672107	618771	672107		506 Date Ave SE, College Place, WA 99324		Determined Not Eligible		1950
101119	672108	618772	672108		520 Date Ave SE, College Place, WA 99324		Determined Not Eligible		1949
101126	672109	618773	672109		422 Date Ave SE, College Place, WA 99324		Determined Eligible		1920
101133	672110	618774	672110		327 4th St SE, College Place, WA		Determined Eligible		1921
101137	672111	618775	672111		326 4th St SE, College Place, WA		Determined Not Eligible		1920
101145	672112	618776	672112		320 4th St SE, College Place, WA		Determined Eligible		1942
101149	672113	618777	672113		316 4th St SE, College Place, WA		Determined Eligible		1942

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
101163	672115	618779	672115		315 4th St SE, College Place, WA		Determined Not Eligible		1929
101167	672116	618780	672116		427 Birch Ave SE, College Place, WA 99324		Determined Eligible		1937
401125	672087	618752	672087		204 6th St SE, College Place, WA		Determined Eligible		1918
401128	672088	618753	672088		208 6th St SE, College Place, WA		Determined Not Eligible		1910
401131	672089	618754	672089		205 6th St SE, College Place, WA		Determined Eligible		1920
401141	672092	618757	672092		209 6th St SE, College Place, WA		Determined Not Eligible		1939
401142	672093	618758	672093		215 6th St SE, College Place, WA		Determined Not Eligible		1925
401145	672094	618759	672094		220 6th St SE, College Place, WA		Determined Not Eligible		1919
401148	672095	618760	672095		225 6th St SE, College Place, WA		Determined Not Eligible		1940
401152	672096	618761	672096		228 6th St SE, College Place, WA		Determined Eligible		1955
401155	672097	618762	672097		303 6th St SE, College Place, WA		Determined Not Eligible		1925
401158	672098	618763	672098		304 6th St SE, College Place, WA		Determined Eligible		1937
401161	672099	618764	672099		310 6th St SE, College Place, WA		Determined Eligible		1940
401167	672101	618766	672101		307 6th St SE, College Place, WA		Determined Not Eligible		1929
256177	543041	490335	543041		295 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736511214	Not Determined		1950

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
256189	543043	490337	543043		301 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736511911	Not Determined		1929
256201	543045	490339	543045		309 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736511914	Not Determined		1948
256209	543046	490340	543046		313 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736511913	Not Determined		1919
256229	543049	490343	543049		327 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736511907	Not Determined		1940
256279	543057	490351	543057		415 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736600421	Not Determined		1940
256291	543059	490353	543059		504 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350735601701	Not Determined		1959
256303	543061	490355	543061		508 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350735601706	Not Determined		1967
256313	543063	490357	543063		615 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736600507	Not Determined		1953
256320	543064	490358	543064		617 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736600528	Not Determined		1950
256338	543067	490360	543067		729 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736600514	Not Determined		1960

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
256355	543070	490363	543070		900 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350735602521	Not Determined		1966
256396	543077	490370	543077		1205 S COLLEGE AVE, COLLEGE PLACE, WA 99324	350736580116	Not Determined		1956
256421	543081	490374	543081		505 SW BADE AVE, COLLEGE PLACE, WA 99324	350735601736	Not Determined		1960
256477	543000	490294	543000		335 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350726523419	Not Determined		1944
256480	543001	490295	543001		26 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725330062	Not Determined		1950
256483	543002	490296	543002		44 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725570409	Not Determined		1950
256486	543003	490297	543003		46 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725570412	Not Determined		1931
256489	543004	490298	543004		56 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725570407	Not Determined		1949
256492	543005	490299	543005		100 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725620001	Not Determined		1960
256495	543006	490300	543006		100 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725620002	Not Determined		1960

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
256496	543196	490489	543196		110 NE ROSE ST, COLLEGE PLACE, WA 99324	350725523504	Not Determined		1950
256498	543007	490301	543007		102 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725570111	Not Determined		1948
256499	543197	490490	543197		536 NE C ST, COLLEGE PLACE, WA 99324	350725330051	Not Determined		1910
256502	543198	490491	543198		830 NE ROSE ST, COLLEGE PLACE, WA 99324	350725522303	Not Determined		1959
256504	543009	490303	543009		110 N COLLEGE AVE, COLLEGE PLACE, WA 99324	350725570109	Not Determined		1948
256505	543199	490492	543199		900 NE ROSE St, COLLEGE PLACE, WA 99324	350725522316	Determined Not Eligible, Not Determined		1947
256508	543200	490493	543200		970 NE ROSE ST, COLLEGE PLACE, WA 99324	350725522301	Not Determined		1945
256535	543209	490502	543209		28 SE 12TH ST, COLLEGE PLACE, WA 99324	350736580118	Not Determined		1951
256538	543210	490503	543210		1200 SE 12TH ST, COLLEGE PLACE, WA 99324	350736410037	Not Determined		1968
256541	543211	490504	543211		103 SW 4TH ST, COLLEGE PLACE, WA 99324	350735601729	Not Determined		1910

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
256579	543034	490328	543034		227 NW EVANS AVE, COLLEGE PLACE, WA 99362	350726524044	Not Determined		1941
554160	543319	490612	543319		COLLEGE PLACE, WA 99324	350725522315	Not Determined		1945
554302	543337	490630	543337		428 OWENS RD, COLLEGE PLACE, WA 99324	350603110002	Not Determined		1906
554666	543146	490439	543146		49 WALLULA AVE, COLLEGE PLACE, WA 99362	350725522506	Not Determined		1940
554678	543147	490440	543147		49 WALLULA AVE, COLLEGE PLACE, WA 99362	350725522513	Not Determined		1940
554796	543159	490452	543159		300 SE MYRA RD, COLLEGE PLACE, WA 99324	350736110036	Not Determined		1965
554834	543163	490456	543163		2089 TAUMARSON RD, COLLEGE PLACE, WA 99362	350601120054	Not Determined		1951

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
507846	87983	47519	87983	College Place Water Tower, College Place Water Tower	218 SE Fourth St, College Place, WA 99324		Determined Eligible	Sanborn Fire Insurance maps 1905-1953 Walla Walla Newspaper Index Search (Collaboration between Walla Walla State Penitentiary and Whitman College) Walla Walla Union-Bulletin 9-25-1948 p.13, 7-14-1949 p. 5, 9-14-1949 p. 5, 2-19-1949 Progress Edition p. 1	1950
101304	672137	618801	672137		218 4th St SE, College Place, WA 99324		Determined Eligible	Schreck, Jennifer. College Place Water Tower. WISAARD Database. N.p., 2008. Web.	1950
112221	668746	615684	668746	Thompson Residence	15 SE Birch Ave, College Place, WA		Determined Eligible		1918

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
112215	668745	615683	668745	Davis School Auditorium / Gymnasium	31 SE Ash Ave, College Place, WA 99324		Determined Eligible	Sources Drabek, Chris 2012 Interview with Davis Elementary School Principle, 23 October. Walla Walla 2020 2006 "History of Davis Elementary School," Walla Walla 2020 Research Services, PO Box 1222, Walla Walla, WA.	1930
256392	578036	525311	578036	Kegley Property Octagonal	900 W Rose St, College Place, WA 99324	3250725522315	Determined Not Eligible	Sources College Place, City of, Building Department. Pioneer Title Company, Walla Walla, WA. Stan K. Kegley phone interview, 21 and 27 December 2011. Paul Hartwig phone interview, College Place Public Works Director, December 2011. Walla Walla County Ass	1945

FID *	HISTORIC_I	Resource ID	Property ID	Site Name	Address	Tax Parcel	Register Type	Biblio Reference	Year Built
256409	578039	525314	578039	Kegley Service Garage	900 W Rose St, College Place, WA 99324	350725522315	Determined Not Eligible	Sources College Place, City of, Building Department. Pioneer Title Company, Walla Walla, WA Sanborn Fire Insurance Maps, Walla Walla 1905-1950 Stan K. Kegley phone interview, 21 and 27 December 2011. Walla Walla County Assessor, Plat Books, Assessor	1948
101191	672324	618981	672324	Douglas C. & Sandra M. Smith House	1685 S College Avenue, College Place, WA 99362	350601220067	Determined Not Eligible		1916
209560	51455	41459	51455		115 NE Deccio Rd , College Place, WA 99324	350725440002	Not Determined	McAlester, Virginia and Lee McAlester 2000 A Field Guide to American Houses. Alfred A. Knopf, New York, New York	1947

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City of College Place Comprehensive Plan Update

Historic Preservation Commission Meeting

February 19, 2026



Agenda

- Project Timeline
- Local Commissions & Representatives Update
- Comprehensive Plan Elements
- Goals and Policies Update
- Historic Preservation Element (draft)
- Next Steps

Project Timeline



Project Timeline



Local Commissions & Representatives



Planning Commission

- Reviews, refines, and recommends updates
- Nov 18, 2025



Technical Advisory Group

- Advisory group providing technical community input
- Sept 10, 2025 & Jan 12, 2026



Historic Preservation Commission

- Identify, protect, and preserve historic resources
- Feb 19, 2026

Comprehensive Plan Element Goals Discussion

Comprehensive Plan Elements

Mandatory Elements

- Land Use
- Housing
- Capital Facilities Plan
- Utilities
- Transportation
- Climate Change and Resiliency

Optional Elements

- Economic Development
- Parks and Recreation
- Historic Preservation

Goals and Policies Process

Initial Review of Goals

Organizing Goals by Element

Preliminary Policy Audit (in progress)

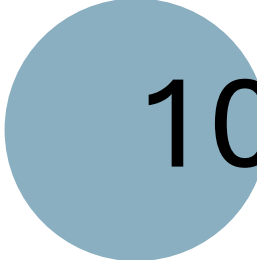
TAG Workshop

Historic Preservation Commission Feedback

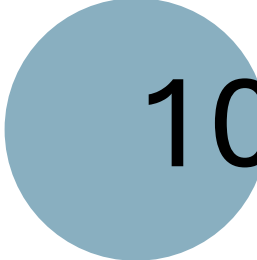
**We are
here!**

Updated Goals and Policies

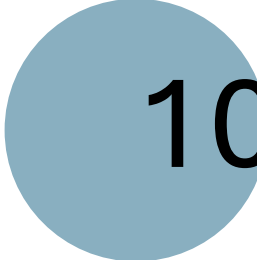
Ch. 10 - Historic Preservation *(draft)*

10.1

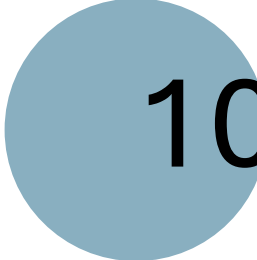
Introduction

10.2

Background

10.3

Inventory

10.4

Goals & Policies

Ch. 10 - Historic Preservation *(draft)*

Historic Preservation Goal 1

HP G-1: **Preserve and celebrate** College Place's historic assets to **honor** the community's heritage, **promote** a strong sense of identity, and **leverage** history as a catalyst for **cultural and economic vitality**.

Ch. 10 - Historic Preservation *(draft)*

Historic Preservation Policies:

- HP 1-1: Engage community in historic preservation
- HP 1-2: Document and inventory historic resources
- HP 1-3: Protect historic properties through collaboration
- HP 1-4: Coordinate effective historic preservation program

Ch. 10 - Historic Preservation *(draft)*

Discussion Questions

- Do the goals and policies clearly reflect the chapter's intent?
- Are there gaps, redundancies, or items to revise or remove?
- Were challenges or constraints adequately considered?
- Are additional partnerships or opportunities missing?
- Are there research questions for the project team?

Next Steps

**We are
here!**



Thank you!

J-U-B FAMILY OF COMPANIES



**THE
LANGDON
GROUP**



J-U-B ENGINEERS, INC.



**GATEWAY
MAPPING
INC.**