

Thursday, July 16, 2026
Historic Preservation Commission - Hybrid (In-Person & Online)
45th Historic Preservation Commission
Thursday, July 16, 2026, at 4:00 P.M.
Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DVTRPW6F04DB>
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 :	Jul 16, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items
Access :	Public
Type :	
Subject :	1.02 Roll Call
Meeting :	Jul 16, 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

Excused Absence:

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

Staff

Michael Maret - Senior Planner

Carolyn Holm - City Clerk

Subject : 1.03 Public Comment
Meeting : Jul 16, 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 July 16, 2026
Meeting : Jul 16, 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 July 16, 2026, Historic Preservation Commission Meeting.

Subject : 2.02 Approve Minutes from February 19, 2026
Meeting : Jul 16, 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 February 19, 2026, meeting minutes.

File Attachments

[2026.02.19 Draft Meeting Minutes.pdf \(568 KB\)](#)

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 :	Jul 16, 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 Comprehensive Plan - Periodic Update Workshop
Meeting :	Jul 16, 2026 - Historic Preservation Commission - Hybrid (In-Person & Online)
Category :	3. Regular Agenda
Access :	Public
Type :	

Public Content

Final Draft Materials are ready for review. We will go over the Historic Preservation element in full. You will also receive a copy of the draft plan. Some edits and photo swaps are still pending, but you are encouraged to review, redline, and provide comments on the whole plan.

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

[HP COCP_CompPlanUpdate_07-09.pdf \(572 KB\)](#)
[Attachment X.pdf \(4,828 KB\)](#)
[Figure 10-1.pdf \(2,686 KB\)](#)

4. Reports

Subject :	4.01 Certified Local Government Grant Application
Meeting :	Jul 16, 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, October 15.
Meeting :	Jul 16, 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, October 15, 2026.

Subject :	5.02 Conclude
Meeting :	Jul 16, 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 & Online) (Thursday, February 19, 2026)

Generated by Michael Maret on Friday, February 20, 2026

1. OPENING ITEMS

Procedural: 1.01 Call To Order 44th Historic Preservation Commission Meeting

Acting Chair, Commissioner Smith-Gray, called the meeting to order at 4:00 PM

Information, Procedural: 1.02 Roll Call

Present

Commissioners

Gary Petersen
Terrie Aamondt
Katherine Ferguson
Lindsey Skie
Dr. Natalie Smith-Gray

Staff

Michael Maret, Senior Planner
Carolyn Holm, City Clerk

Guest Speakers

Elizabeth Smith - JUB Engineers
Sheri Freemuth - JUB Engineers

Information: 1.03 Welcome New Historic Preservation Commissioner: Lindsey Skie

Information: 1.04 Public Comment

None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for February 19, 2026

Action (Consent): 2.02 Approve Minutes from August 21, 2025

Action (Consent): 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.

Commissioner Aamondt made a motion to approve the consent agenda.

Second by Commissioner Ferguson.

The motion passed.

3. REGULAR AGENDA

Action: 3.01 Election of Officers for 2026

Commissioner Smith-Gray volunteered to be Chair, and Commissioner Skie volunteered to be Vice-Chair.

A motion to appoint Commissioner Smith-Gray as Chair was made by Commissioner Aamondt, and Commissioner Petersen seconded.

A motion to appoint Commissioner Skie as Vice-Chair was made by Commissioner Aamondt, and Commissioner Smith-Gray seconded.

The motions passed.

Information: 3.02 BoardDocs Training

Mr. Maret provided an overview of the BoardDocs platform.

Information, Discussion: 3.03 Comprehensive Plan - Periodic Update Workshop

Mr. Maret and JUB Staff led a workshop to discuss the Comprehensive Plan Goals and Policies related to Historic Preservation.

Discussion ensued.

4. REPORTS

Information: 4.01 Certified Local Government Grant Application

Mr. Maret briefed the Commission on the DAHP/Grant funding situation.

5. CLOSING ITEMS

Information: 5.01 Next regularly scheduled meeting is February 15, 2024.

Procedural: 5.02 Conclude

**Commissioner Aamondt made a motion to conclude the meeting at 5:04 PM.
Seconded by Commissioner Ferguson
The motion passed.**

Approved: _____
Chairman / Vice Chairman Date

Attest: _____
Michael Maret - Senior Planner Date

The foregoing minutes are the official record of the Historic Preservation Commission meeting that occurred on February 19, 2026. Audio and/or Video recordings are available upon request.

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 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 maintains its connections to the university and to the neighboring communities of Walla Walla and Milton-Freewater.

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, including 10 evaluated at the Intensive level, spanning the three most recent periods and located within an approximate one-square-mile area. More than a dozen previous historic resource surveys and reports had been conducted in College Place, and these documents were referenced during the compilation of the 2019 report.

See Attachment X 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, POLICIES, AND OBJECTIVES

HP Goal-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.
 - HP 1-1-a: Establish methods to engage the public with the history and historical assets of College Place and encourage participation from all members of the community in preservation activities.
 - HP 1-1-b: Connect with representatives of older neighborhoods to enhance their understanding of neighborhood history and historic features.
 - HP 1-1-c: Identify and contact new owners of historic properties and actively encourage their preservation efforts.
 - HP 1-1-d: Prepare and provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.
 - HP 1-1-e: Promote the preservation and maintenance of buildings and property in established Historic Districts through media notifications and other celebrations.

- HP 1-1-f: Support the incorporation of public history into proposed and existing greenways and parks.
- HP 1-1-g: Develop a comprehensive system of signage that identifies individual historic properties, provides identification of historic districts, and directs visitors to other historic sites.
- HP 1-1-h: Seek funding for development of a walking tour (print and digital) that also supports local businesses through advertisement and distribution.
- » HP 1-2: Understand and document the history of College Place through a comprehensive inventory of historic and cultural resources.
 - HP 1-2-a: Develop a list of areas that require built and pedestrian survey.
 - HP 1-2-b: Continue to research and update the list of potentially significant historic properties.
 - HP 1-2-c: In partnership with the owners, nominate properties for the state and national historic registries.
 - HP 1-2-d: Actively identify and highlight historic districts in collaboration with neighborhood groups and pursue documentation as needed.
- » HP 1-3: Support the maintenance and protection of historic structures, properties, and buried resources through collaboration with local, state, federal, and non-profit organizations, and encourage historic property owners to seek additional guidance on appropriate rehabilitation techniques through the Washington Department of Archaeology and Historic Preservation (DAHP).
 - HP 1-3-a: Encourage public agencies to utilize historic buildings when looking to meet future needs.
 - HP 1-3-b: Develop procedures to protect historic structures from demolition while respecting the rights of property owners.
 1. 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.
 2. If demolition is unavoidable, mitigating measures to compensate for the loss should be required.
 - HP 1-3-c: Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.
 - HP 1-3-d: Continue to research and adopt programs and regulations that promote the preservation and use of historic buildings and properties.
- » HP 1-4: Provide an effective Historic Preservation program that works collaboratively with city departments and other preservation-related agencies and organizations, and supports efforts to maintain and enhance the historic fabric within the downtown mixed-use district.
 - HP 1-4-a: Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.
 - HP 1-4-b: Collaborate with College Place's economic development efforts to promote the city as a regional center with a rich, unique history.
 - HP 1-4-c: 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.



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				

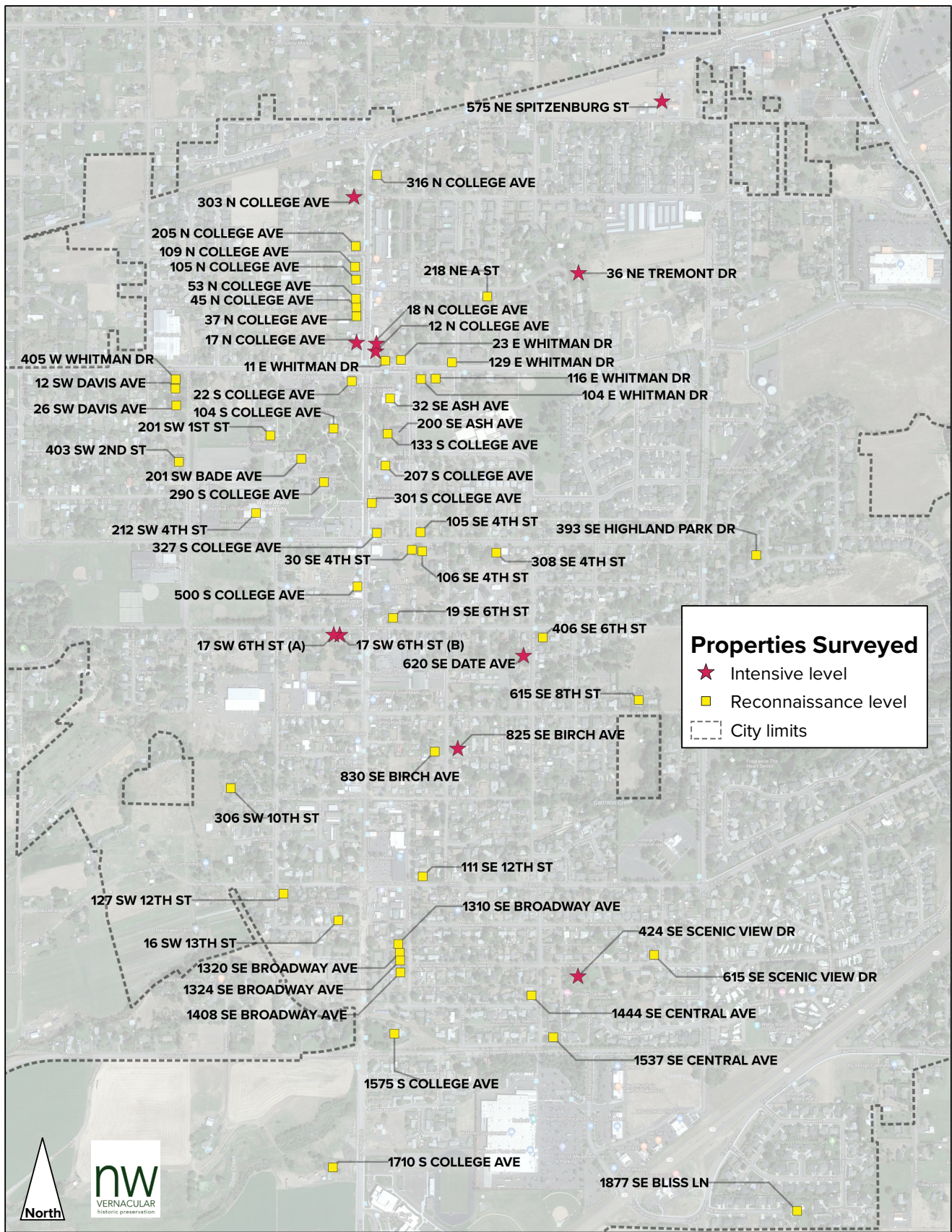
The following table is a repeat of table 10 with the addition of an image for each building.

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	



Map 1. Survey Area and Surveyed Properties.