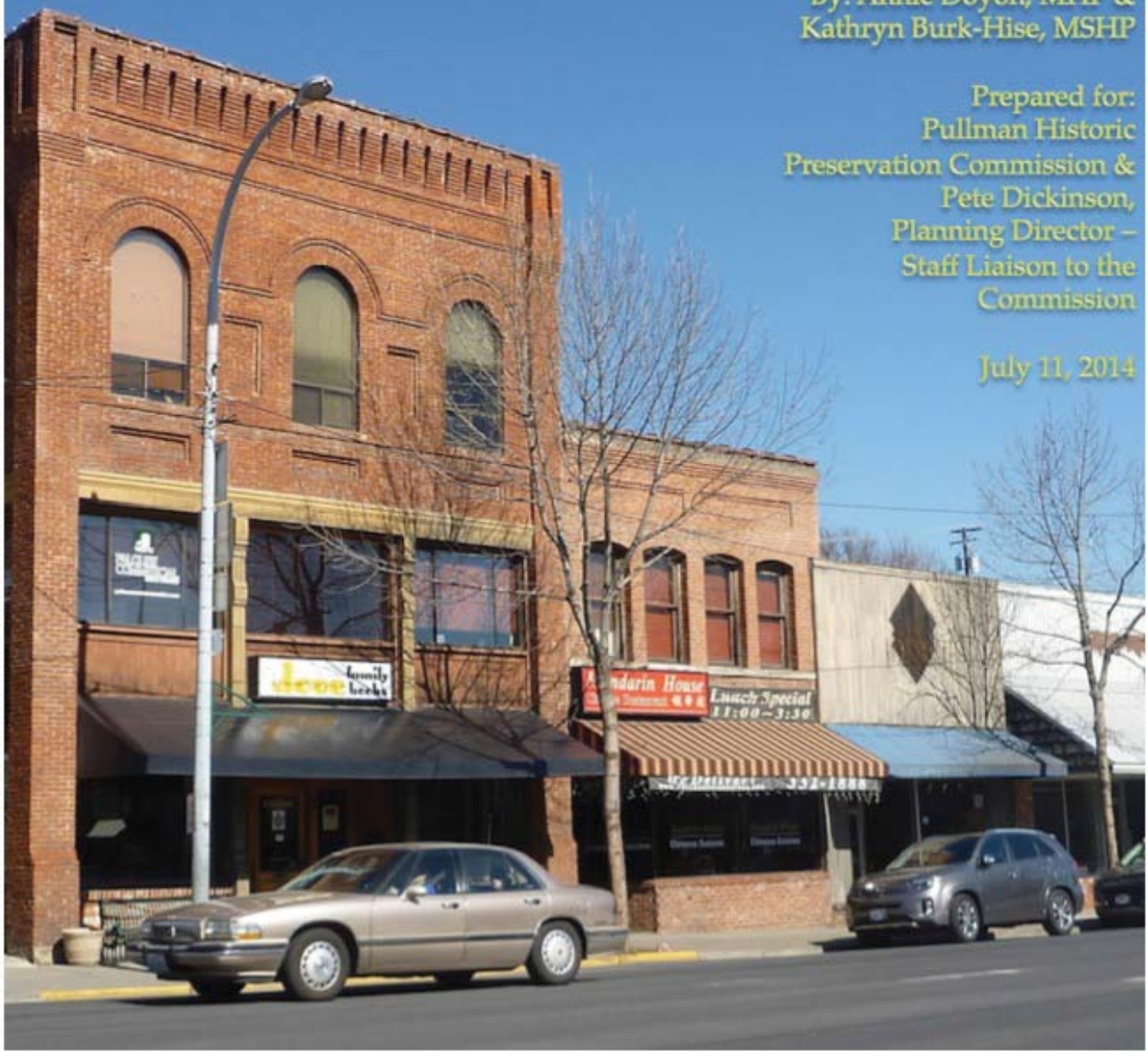
Reconnaissance Survey for Downtown Pullman, Whitman County, Washington

By: Annie Doyon, MHP &
Kathryn Burk-Hise, MSHP

Prepared for:
Pullman Historic Preservation Commission &
Pete Dickinson, Planning Director – Staff Liaison to the Commission

July 11, 2014



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Prepared for:
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and
Pete Dickinson, Planning Director – City of Pullman
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Project #1403

Township, Range, Section: T14.0N, R45.0E, 5
30 +/- Acres Surveyed



Annie Doyon, MHP
Principal Investigator

July 11, 2014

ABSTRACT

Between March and August 2014 Annie Doyon, MHP of A.D. Preservation and subconsultant Kathryn Burk-Hise, MSHP, completed a reconnaissance level survey in downtown Pullman, Whitman County, Washington. The survey involved approximately 30 +/- acres in township, range, and section: T14.0N, R45.0e, 5. During the early phases of the project, archival research was undertaken and a records review was conducted utilizing the Department of Archaeology and Historic Preservation's WISAARD database to determine if any resources had been previously recorded within, or directly adjacent to, the survey area defined by the current project. The records review revealed that seven historical sites (Sites 1, 26, 31, 50, 52, 82, 85) had been previously documented within the current survey area. The records review also revealed that two of the survey sites (Sites 26, 69) had been previously listed in the National Register of Historic Places.

The seven previously documented sites were surveyed in the field along with 82 additional undocumented sites for a total of 89 surveyed sites within the defined survey area and directly adjacent to it. A total of 10 sites surveyed were outside the original survey boundaries; eight were determined by the consultants as relating to the contexts within survey area and two additional sites were identified by the city. The consultants worked with Pete Dickinson representing the city and acting as liaison between the Historic Preservation Commission and the consultants to identify those approximately 40 sites, outlined in the project's original scope of work, that would be designated for expanded discussion in the current report; the final total for these sites is 53. The remaining 36 sites will be identified on project mapping and represented with images and basic information, but no further information will be provided.

It was determined that five of the survey sites appear individually eligible for inclusion in the National Register of Historic Places (Sites 1, 26, 31, 52, 69), though two of these sites are already listed (Sites 26, 69), and simply appear to retain the integrity associated with their original listings. It was also determined that portions of the survey area appear potentially eligible for listing as a historic district in the National Register, with 36 of the survey sites being recommended as contributing sites within that potential district. Additional sites not included in the current survey may also be considered for inclusion in a potential downtown district if pursued.

CREDITS & ACKNOWLEDGEMENTS

The success of the project is in large part due to the information and support provided by the City of Pullman and the City of Pullman Historic Preservation Commission. Pete Dickinson, Planning Director for the City of Pullman served as the staff liaison and primary contact for the project. Megan Duvall, CLG Coordinator and Survey Program Manager, Department of Archaeology and Historic Preservation, provided technical guidance as appropriate and/or necessary at various phases throughout the course of the project. Additional information of value to the project was gathered at local libraries and by referencing "A Walking Tour, Pullman," a brochure put together by students in Washington State University's School of Design and Construction in 2014. Additional thanks go to Dr. Phil Gruen and Robert Franklin at the university for guiding this project and promoting the historic built environment among the students as well as community members and visitors.

Annie Doyon, MHP, principal and owner of A. D. Preservation served as Principal Investigator for the project and worked together with subconsultant Kathryn Burk-Hise, MSHP, on all phases of the project including fieldwork, research, preparation of written materials, and attendance at meetings with city staff and the commission regarding the project.

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PROJECT BACKGROUND

Between March and August 2014 A.D. Preservation completed a reconnaissance level survey in downtown Pullman, Whitman County, Washington (Figures 1–3). The survey involved approximately 30 +/- acres in township, range, and section: T14.0N, R45.0e, 5. The survey was conducted at the request of the city of Pullman's planning department under the general direction of the planning director, Pete Dickinson, with assistance from the city's Historic Preservation Commission. The city coordinated with the Department of Archaeology & Historic Preservation (DAHP), Washington's State Historic Preservation Office (SHPO), working primarily with Megan Duvall, CLG Coordinator and Survey Program Manager.

The survey was conducted and the written materials were produced to comply with requirements outlined in the *Washington State Standards for Cultural Resource Reporting* (DAHP) survey and inventory standards guidebook published in 2011 and to meet the Secretary of the Interior's Standards for identification, evaluation and historical documentation.

Annie Doyon, MHP, principal investigator and owner of A. D. Preservation and subconsultant Kathryn Burk-Hise, MSHP were involved in the current project. All individuals meet the Secretary of the Interior's Professional Qualification Standards for architectural history, historic preservation and history. During the current project, Ms. Doyon and Mrs. Burk-Hise were involved in the records review, fieldwork, preparation of written materials within the report, preparation of Historic Property Inventory (HPI) forms, research, and participation in meetings/discussions with city and/or commission staff via telephone and in Pullman.

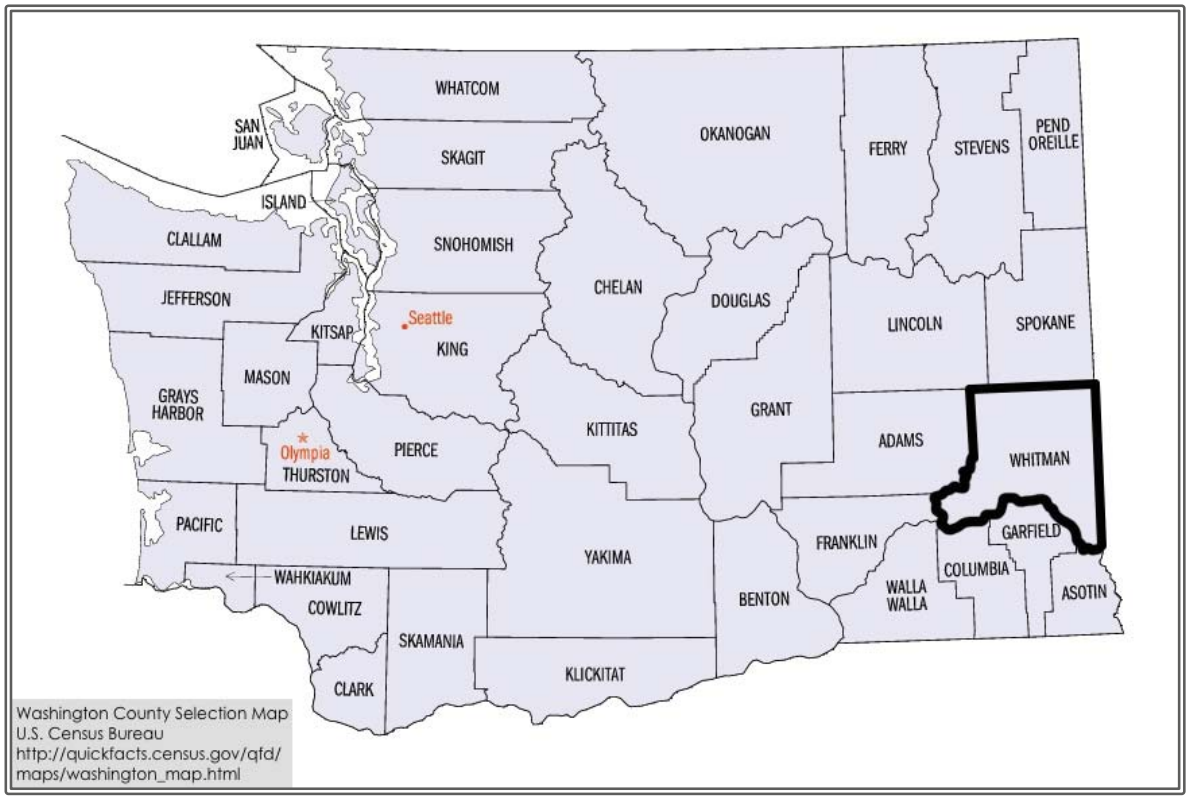


Figure 1: Map of Washington showing the location of Whitman County

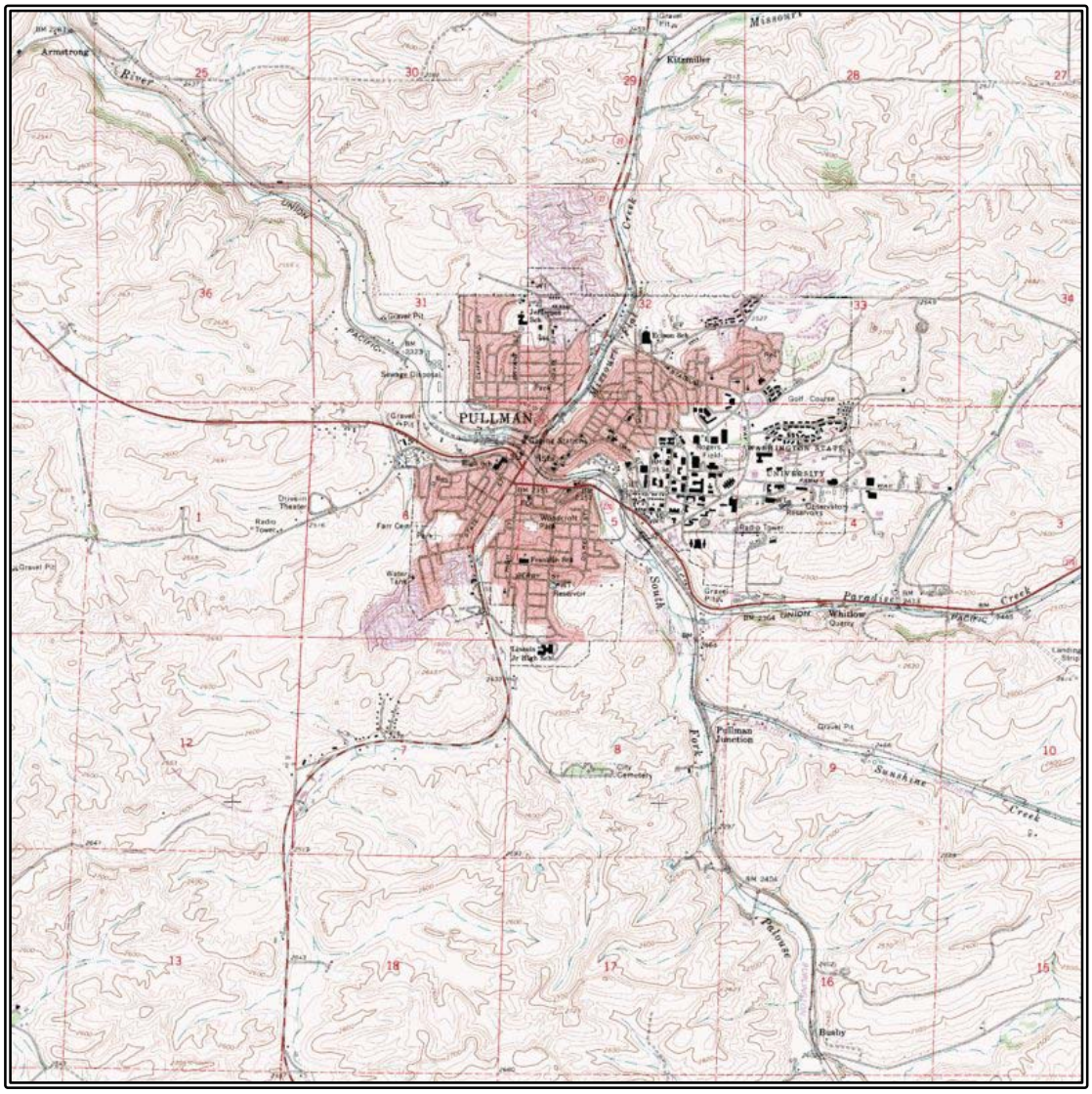


Figure 2: USGS 1:100,000 Pullman Topographical Quadrant (1975) including city of Pullman, Washington

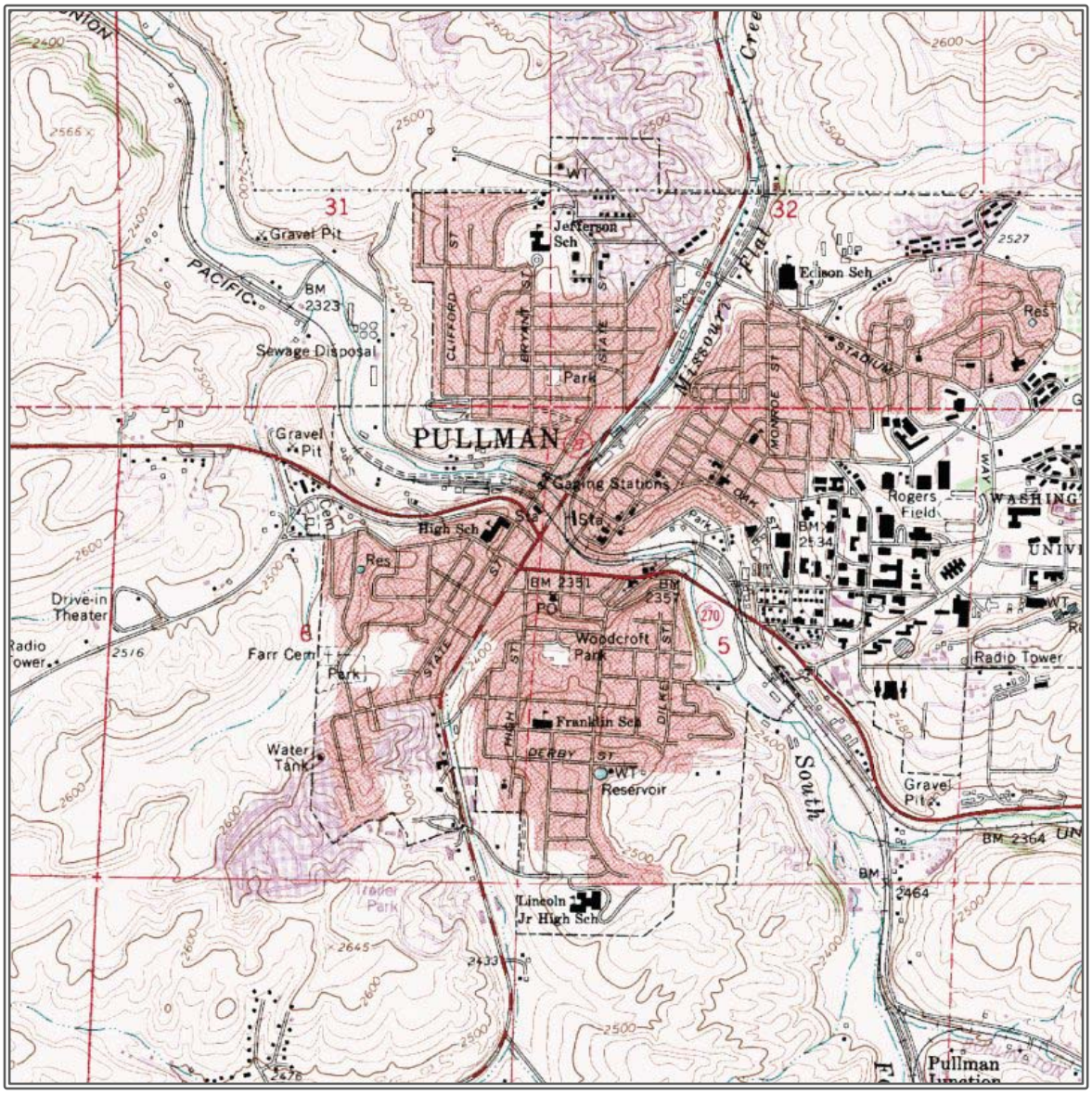


Figure 3: USGS 7.5-min Pullman Topographical Quadrant (1975) including city of Pullman, Washington

RESEARCH DESIGN

OBJECTIVES

The purpose of the project was to survey and document an originally estimated 40 historic properties in downtown Pullman as part of the city's ongoing efforts as a Certified Local Government (CLG) to compile an inventory of historic resources in the community. During the course of the project, notification of the survey containing basic information about the project was provided to owners of properties within the survey area and at least one public meeting will be held at the end of the project in order to provide a forum for the public to learn about the project and ask questions. These activities not only increase the recognition of the project but of preservation in the community and in general. The project will also help to expand the capacity of Pullman's local historic preservation program to preserve local historic resources, and integrate historic preservation further into local planning by identifying and providing an inventory and permanent written record of historic properties in the downtown area as well as a discussion of the context(s) that weave them together.

The following report includes a summary of the field survey and will serve to identify and/or address:

- potentially significant historic properties;
- individual properties or any district that appears potentially eligible for inclusion in the National Register of Historic Places (NRHP);
- development trends in the area;
- and any further summary points or recommendations.

SURVEY METHODOLOGY

Methodology for the current project consisted of three primary phases of work: research; fieldwork; and evaluation, writing and HPI data entry. The survey was conducted utilizing guidance offered in and complying with the *Washington State Standards for Cultural Resource Reporting* (DAHP) guidebook, the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (National Park Service 1983), *Guidelines for Local Surveys: A Basis for Preservation Planning, National Register Bulletin No. 24* (National Park Service 1985), and *How to Apply the National Register Criteria for Evaluation* (United States Department of the Interior).

The research phase was undertaken both before and after fieldwork. Prior to initiating fieldwork, the consultants identified and reviewed available materials. This began with conducting a records review utilizing the Washington Information System for Architectural and Archaeological Records Data (WISAARD), DAHP's web-based historic inventory database. Additional details of the results of the records review are found in the Delineation of Survey Area section of the current report (page 19).

Archival research was undertaken at the city of Pullman's Neill Public Library and both the Holland-Terrell and the Manuscripts, Archives and Special Collections Libraries at Washington State University (WSU). Sources found in this research included historical maps and atlases such as several Sanborn Fire Insurance Maps, and a number of books, articles and other published and unpublished materials containing accounts of the history and development of the city of Pullman and the surrounding region, as referenced in following sections. These materials were utilized in the development of the historical development section within current report, which contains a discussion of the environmental setting and historical overview developed primarily around the history of Pullman and its environs. This

information also aided in developing a framework and reference for the fieldwork, site descriptions and determinations of eligibility, and conclusions and future recommendations. Additional historical images were located in the online databases for the WSU Libraries, Washington State Historical Society, and Washington State Archives. The city's planning director also provided parcel information and maps to the consultant.

Fieldwork commenced with an initial windshield survey of the project area, which revealed a primarily commercial character associated with Pullman's central business district, including a T-shaped crossroads comprised of Main Street and Grand Avenue (Figures 4–7). The city's historical downtown was established primarily around this intersection, with some historical, commercial buildings situated on the side roads extending south from Main Street east of Grand, as well as some smaller, later commercial buildings along Grand Avenue, south of Main (Figures 8–10). The area most strongly represents the periods surrounding the turn of the twentieth century and the 1920s–30s, with a few examples of buildings constructed during the mid-century era, the 1970s, and beyond (Figures 11–14). Residential development, primarily dating to the first quarter of the twentieth century, can be found in the southerly portion of the survey area, continuing up toward the south, southwest, and southeast up hillsides that are rather steep in this location (Figures 15–17). The South Fork of the Palouse River runs along the rear of the properties situated on the north side of Main Street between the commercial buildings and two sets of train tracks on the north side of the river (Figures 18–21). A historical depot, residential dwellings and several churches are found opposite the train tracks on a hill proceeding up toward the north (Figures 22–24). During the initial phases of the project, the consultants planned to gather information in the field such as observations of the overall character, visual consistencies or variances amongst the properties and the buildings, and the appearance and specific features of each individual historic property.



Figure 4: North-northeasterly view along Grand Avenue at its intersection with Main Street



Figure 5: Easterly view along Main Street near its intersection with Grand Avenue



Figure 6: Northeast corner of Grand Avenue and Main Street



Figure 7: Southwesterly overview at Grand Avenue and Main Street



Figure 8: Southwest view along Grand Avenue at Paradise Street



Figure 9: Easterly view along Paradise Street near High Street



Figure 10: View to the north over the bridge carrying Kamiaken Street over the river



Figure 11: Early-twentieth century buildings at the corner of Grand Avenue and Main Street



Figure 12: 1920s–30s era buildings along Main Street at Pine Street



Figure 13: Mid-twentieth century building on Main Street at its intersection with Grand Avenue



Figure 14: 1970s-era building toward the east end of Main Street



Figure 15: Residential construction dating to the second quarter of the twentieth century in the southerly portion of the survey area



Figure 16: Early-twentieth century dwelling in the southerly portion of the survey area

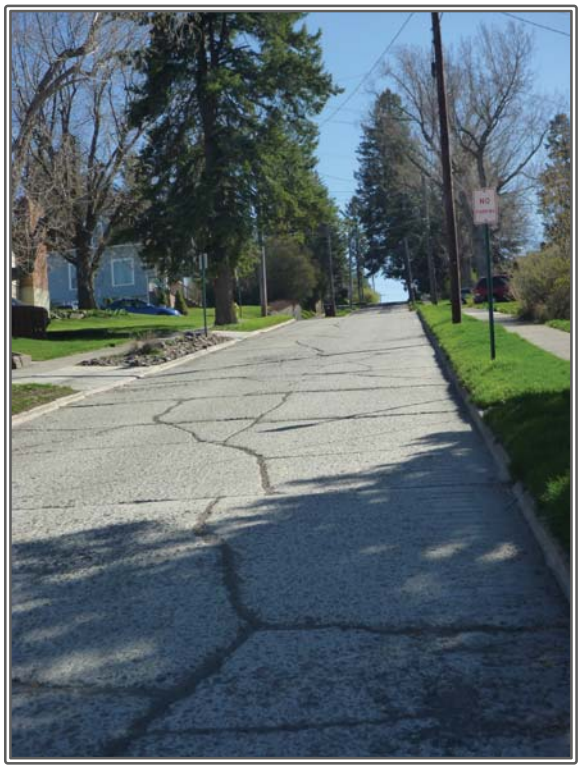


Figure 17: Steep hill heading toward the south along High Street near McKenzie Street



Figure 18: Train bridge over the South Fork of the Palouse River rear of Main Street



Figure 19: Pedestrian bridge extending from Pine Street over the South Fork of the Palouse River rear of Main Street



Figure 20: Easterly overview along train tracks over Kamiaken Street north of the river



Figure 21: Westerly overview of the riverbed behind Main Street



Figure 22: Northwesterly overview of the train depot from Kamiaken Street



Figure 23: Northerly overview along Kamiaken Street from the vehicular bridge over the river



Figure 24: Vehicular bridge over the river along Kamiaken Street, looking north toward the train tracks and residential areas

Evaluation, writing and HPI data entry commenced following fieldwork and continued to be augmented during the course of the project with additional information as available. Information from the field survey, Sanborn maps, publications, and other historical references were evaluated for each site resulting in the historic context, architectural descriptions included in the HPI forms, and short site summaries included in Table 1. Statements of significance included in the HPI forms for each of the 53 sites included in the current survey were developed from evaluations of all of the information gathered.

During the field survey, a total of 87 individual sites were recorded within the survey area (Figures 25–26). The properties included in the survey are primarily owned by various private property owners (both residential and commercial). Several publicly owned properties, including public parking lots, bridges, public plazas, and both the City Hall and central police station were also surveyed. Some of the most common building forms found in the survey area include Queen Anne, Art Deco, mid-century modern, and commercial buildings very typical of the early- to mid-twentieth century – primarily represented within the survey area by brick, one-part commercial blocks.

Generally, in order to be eligible for inclusion in the NRHP: a property must be 50 years old; possess historical significance meeting at least one of the NRHP criteria; and demonstrate integrity of location, design, setting, materials, workmanship, feeling, and/or association. NRHP criteria recognizes three aspects of significance for above-ground architectural sites including:

a. association with historical events;
b. association with the lives of significant persons; or
c. physical characteristics of a type, period, or method, or representation of other distinctive design elements.

A fourth category (d) is associated primarily with archaeological resources possessing information about history or prehistory.

Publicity and public participation in this project were centered primarily around communication with property owners. Owners of all of the properties located within the survey area received a letter prior to the field survey providing some background information around the CLG program and the city's aim to honor and preserve unique historic character honor local heritage. It informed property owners that staff from A. D. Preservation would be conducting a field survey from the right of way and would also be gathering some additional data through research. It went on to inform and educate owners that no parcel classifications would change and no restrictions would be placed on the use of any properties, and that any interested property owner could request to review survey findings at the conclusion of the project or inquire regarding listing their property if interested. Additionally, a meeting allowing for interaction, information and questions in a public forum is scheduled to be held at the conclusion of the project.



Figure 25: Aerial map indicating the location of the current survey area

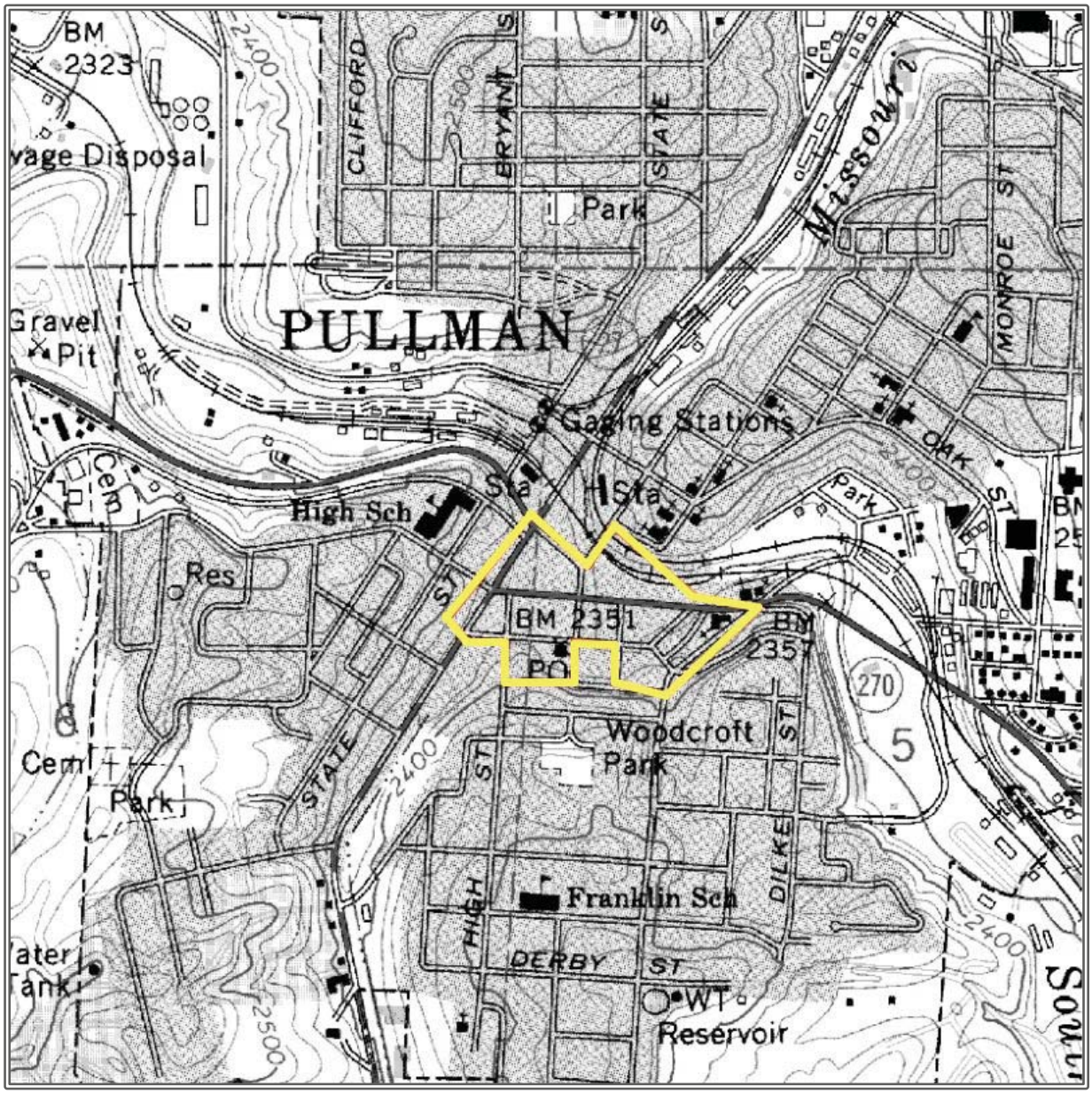


Figure 26: USGS topographical quadrangle indicating the location of the current survey area

EXPECTATIONS

Annie Doyon and Kathryn Burk-Hise completed the fieldwork on April 13 and June 9, 2014. The field survey was conducted from the public right of way. No restrictions or limitations were placed on the survey, though some architectural details were difficult to photograph due to the density of both vehicular and pedestrian traffic in the commercial areas and mature vegetation and restricted private property access in the residential areas. Any limitation experienced was minimal and did not affect the quality of evaluation nor the consultants' ability to collect the relevant information needed to include within the final report. A total of 89 sites were surveyed, including seven previously documented sites (Sites 1, 26, 31, 50, 52, 82, and 85) and two sites previously listed in the NRHP (Sites 26, 69).

During the original phases of the project, it was anticipated approximately 40 survey sites would be included for expanded discussion within the current report, though it became quickly evident both in the field and in reviewing project materials that more than 40 sites may be worthy of inclusion.

Initial observations and research revealed Pullman's strong commercial presence since the city's stronghold began strengthening between the 1880s and 1890s. Several periods of growth are represented within both the historic context and the corresponding historic fabric that remains extant in the city to this day. Building forms, styles and materials from the turn of the twentieth century, the 1920s, the post-War era, and the contemporary period are all easily recognizable in Pullman's central business district. Because the survey area is primarily commercial, the ties between the buildings themselves and the commercial, economic and social periods of growth as well as the change associated with these periods are evident. Additional elements, including the river and the railroad tracks, as well as the presence of a dual or crossroads style main street district, add to both the uniqueness and historical character of this area. Historical resources are distributed throughout the central business district, while residential buildings are found both to the north and south. The area's strong and sometimes severe topography has also shaped the area as well as guided the distribution of resources within it.

DELINEATION OF SURVEY AREA

The survey area for the current project was included in the initial scope of work, as provided by the city and the commission (Figure 27). It was noted during the pre-field phase of the project that DAHP assisted in setting the current survey boundaries. The survey area includes the entire historical core of Pullman's central business district and is bound generally by Northeast Olsen Street, Northeast Palouse Street and the South Fork Palouse River on the north, Southeast Spring Street on the east, Southeast McKenzie Street on the south, and the rear of the property lines behind the sites situated along South Grand Avenue on the west, which correspond with the base of a steep hill that rises up to the rear of these buildings. Steep hills also rise toward the south of the survey area, with some of the survey sites (primarily residential properties) being located on the rise of the hill in this location, as well as along the southeasterly boundary where a steep hill makes a very sharp topographical boundary for the survey area in this location. North of the river, additional slopes rise more gently beyond the train tracks and rail-related historic properties.

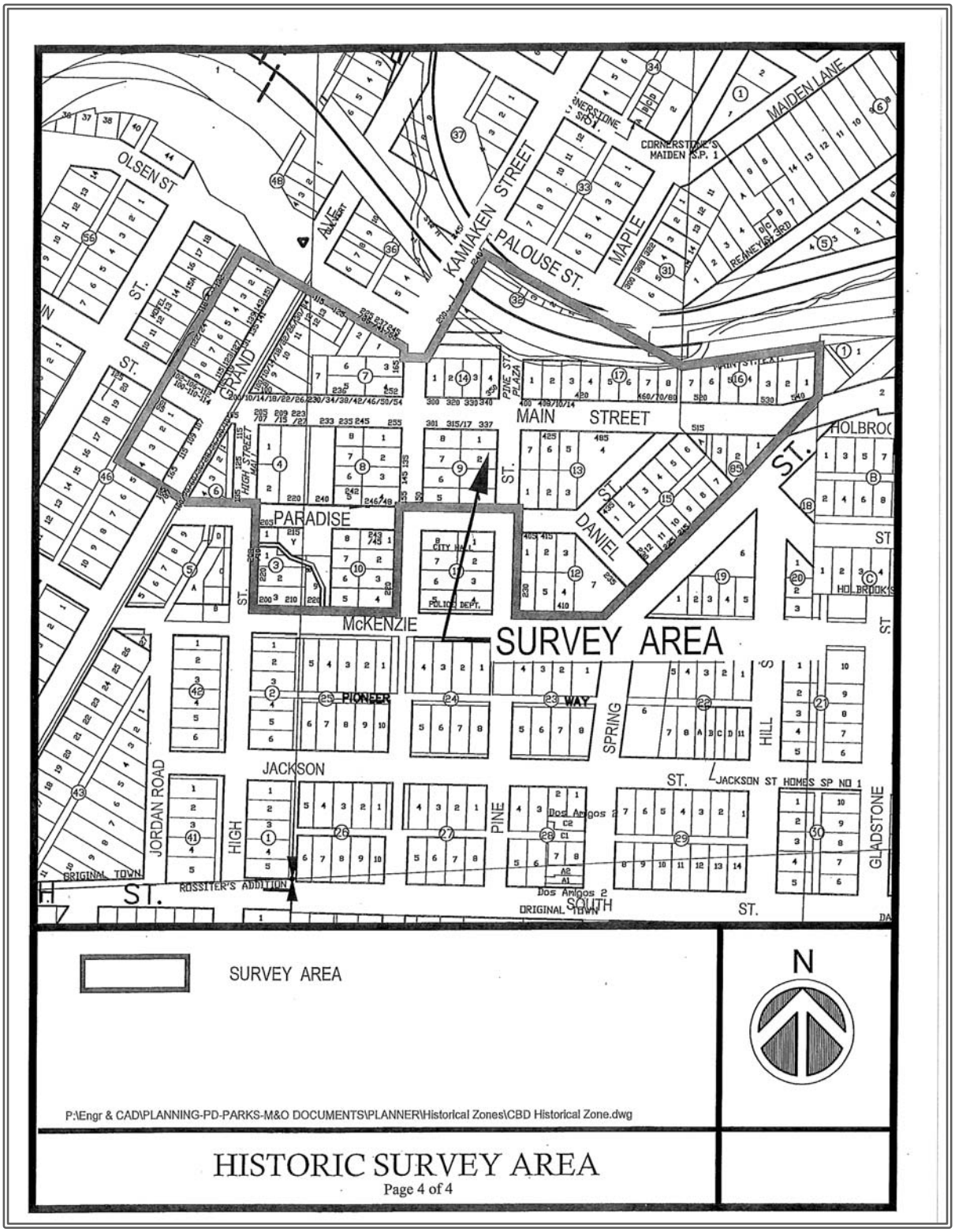


Figure 27: Map of the survey area as provided within the scope of work for the current project

The seven previously documented sites were surveyed in the field along with 82 additional undocumented sites for a total of 89 surveyed sites as part of the current project. Per the scope of work, only approximately 40 sites were to be surveyed as part of the current project. Because it would be difficult to make proper determinations of eligibility within a dense central business district where the context is most strongly represented by the district as a whole, the consultants surveyed all sites identified within the survey area provided in the scope of work as well as any directly adjacent sites that appeared during the field survey to be relevant to potentially significant contexts for Pullman's downtown. The consultants then communicated with Pete Dickinson representing the city and commission to identify those approximately 40 sites that would be designated for expanded discussion in the current report; the final number determined for expanded discussion is 53. All 89 sites surveyed have been included on project mapping in Appendix C. Additional maps indicate those sites chosen by the consultants as potentially eligible for inclusion in a downtown Pullman historic district; some of the sites considered eligible may not be included within the 53 chosen for expanded discussion.

The records review for the current project revealed seven sites (Sites 1, 26, 31, 50, 52, 82, and 85) had been previously documented within the project area boundaries, and that two properties (Sites 26, 69) had been previously listed in the NRHP. The NRHP listings inside the survey area include:

- the Cordova Theatre (Site 26)
- the U.S. Post Office – Pullman (Site 69).

Several additional sites near the survey area are also listed to the NRHP, including: United Presbyterian Church (430 Maple Street), Pullman High School (115 NW State Street), William Swain House (315 West Main Street), and Star Route and Palouse Street Brick Road (NRHP listed site directly north-northeast of the current survey Site 85). The only NRHP-listed district near the survey area is the College Hill Historic District, a primarily residential district situated north-northeast of Pullman's central business district, which was listed to the NRHP in 2006. The records review also revealed a number of cultural resource reports have been conducted in Pullman, though none involve areas within the survey area for the current project.

HISTORICAL OVERVIEW

HISTORICAL DEVELOPMENT

Pullman is located in southeastern Washington in Whitman County. The county is bordered on the east by Idaho, on the south by the Snake River, on the west by Walla Walla and Adams Counties, and on the north by both Spokane and Lincoln Counties. Whitman County contains 2,159 square miles. Although the county seat is Colfax, Pullman is the largest city. Pullman is situated in the world famous farming region known as the Palouse or the Palouse Prairie. Geographically, the Palouse is described as a distinct ecosystem found along the easternmost edge of the Columbia Plateau, north to Cheney, Washington, and bordered on the east by the forests of northern Idaho and on the south by the Snake and Clearwater Rivers[1].

[1] Some scientists feel the Palouse borders are much more inclusive. They believe areas to the west, south and northwest also fall within the borders. Palouse Prairie Foundation, found at http://www.palouseprairie.org/display/

Due to massive prehistoric lava flows, basalt was widely distributed over this region. Over time, glaciers from the north and massive floods from Lake Missoula broke down the basalt, moved layers of soil and created the deep canyons of Central Washington's channeled scablands. Winds transported fine silt loam, known as loess, and ash from numerous volcanic eruptions and deposited them into dune-like hills. This fine, fertile soil supports the successful Palouse farmlands, but is susceptible to erosion (Breckenridge: n.p.). Prior to settler cultivation, typical vegetation on the Palouse prairie included perennial bunchgrasses such as prairie junegrass, Idaho fescue and bluebunch wheatgrass, shrubs such as wild rose and snowberry, mosses and lichens, and many species of wildflowers such as Arrowleaf balsamroot, Indian paintbrush and Silky lupine (Breckenridge: n.p.; Leitz: 9). Native large game animals include white-tailed deer, mule deer, elk, and moose.

Pullman is located at the confluence of Dry Flat Creek and Missouri Flat Creek, on the banks of the South Fork of the Palouse River in the southern Palouse. While present-day Pullman is within the northernmost reaches of the Palouse Indians' traditional territory, other nearby Indian tribes also utilized this region. The Palouse lived south near the Snake River, the Spokane Tribe were located to the north, the Coeur d'Alene Tribe to the east, and the Nez Perce to the southeast in central Idaho. The area around present day Pullman was primarily used as a travel route for trade, for hunting small and big game and upland birds, and for springtime gathering of camas, bitterroot, balsamroot and wild onions. Several Palouse winter villages were present in the southern portion of the region mostly settled around the Snake River and the lower branch of the Palouse River and its drainages (Root and Ferguson: 6-7).

Contact with Europeans and Americans began when fur traders traveled through the region looking for fur-bearing animals and navigable rivers for transport in the early 1800s (Kirk, 47). Trading posts were being constructed at this time across the Northwest; the closest to Pullman being Spokane House (1810-26), northwest of present-day Spokane. Another was for a short time located on the Clearwater River, near present-day Lewiston, Idaho. The major Indian trail used by fur traders through the Palouse was the "Shawpatin and Pilloosees Road" which stretched between Spokane House and posts to the south. It was about 40 miles east of present-day Pullman (Leitz: 55-56).

European and American settlers began heading into the region in the late 1840s for mining, which increased tensions with the Indians and culminated in a push for adoption of Treaties with the tribes and a series of wars including the Yakima War from 1855-56, the Coeur d'Alene or Spokane War in 1858, and the Nez Perce War of 1877. Most tribal nations had been forced onto reservations by the late 1870s. Around the same time, an expansion of cattle grazing in Walla Walla Country brought additional settlers into the area, as did the lack of available farmlands in the Willamette Valley of Oregon (Bjerk: 11-13). Thus began the settling of the fertile lands around Pullman and the rise in wheat production (Figure 28).

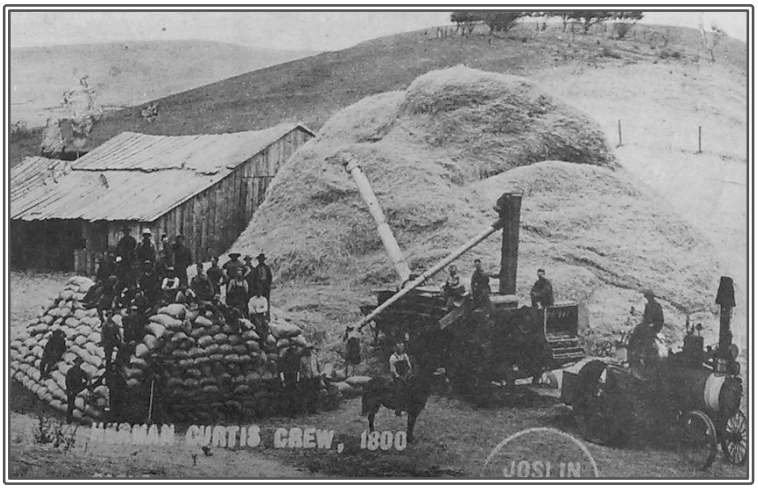


Figure 28: The Herman Curtis Harvest Crew north of Pullman, 1909 (Daily News)

Originally called Three Forks, the site of current-day Pullman was a resting point for travelers between Moscow, Idaho and Colfax, Washington. Around 1874 (with some estimates reaching to 1876 or 1877) Bolin Farr and his wife Sarah settled and later purchased land here, and a year later he was joined by Dan McKenzie and William Ellsworth who bought adjoining lands. They named the settlement's first post office, Three Forks. In 1881, a general store was opened by future mayor Orville Stewart and by the following year, Farr had platted 10 acres of his land for the town. The town was re-platted by Charles Moore and McKenzie, who then renamed the settlement Pullman, ostensibly after George Pullman creator of the Pullman Car. Another source relates that Pullman might be named after one of the Board of Directors of the Oregon Railway and Navigation Company (Root and Ferguson: 10). Supported by wheat farmers and cattle ranchers, five new businesses had opened in town by 1883 including White Drug.

An artesian well was found fortuitously around 1884, though the date for this event varies between sources from 1884 to 1889 (Figures 29–30). The discovery of the well led to the construction of a series of hand pumps scattered through the city (Emerson, 2009: 2). And while these hand pumps encouraged growth, they couldn't stop a fire in 1886 that destroyed a couple of buildings, nor save the city in 1887 during the fire that leveled whole portions of town including over 100 houses and most of the downtown business district (Figure 31). Following that fire, many business owners rebuilt the businesses using brick, a common solution addressing fireproofing issues during this era. By 1888, Pullman was incorporated as a town and the Pullman Herald published its first issue. Following another fire in 1890, it is said that replacement buildings were required to be constructed of brick, while much of the brick from any of the destroyed buildings that utilized brick was pushed into the streets and utilized as a base for a more solid roadbed. Many of the new buildings constructed following this fire adopted large, full-glass fronts. It was also during this time, July 22, 1890, that Pullman's Fire Department was established. (Bush: 3).

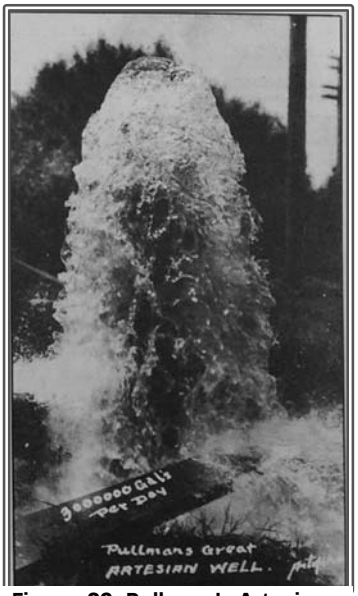


Figure 29: Pullman's Artesian Well (Daily News)

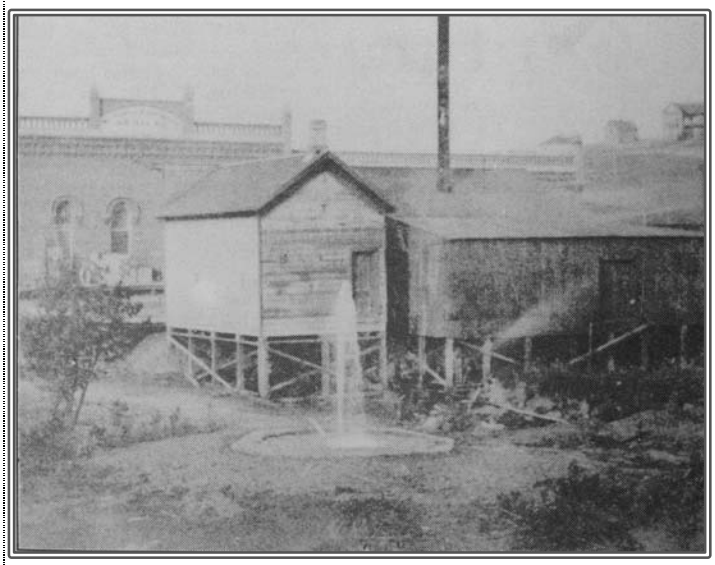


Figure 30: View of an Artesian Well in Pullman (Daily News)

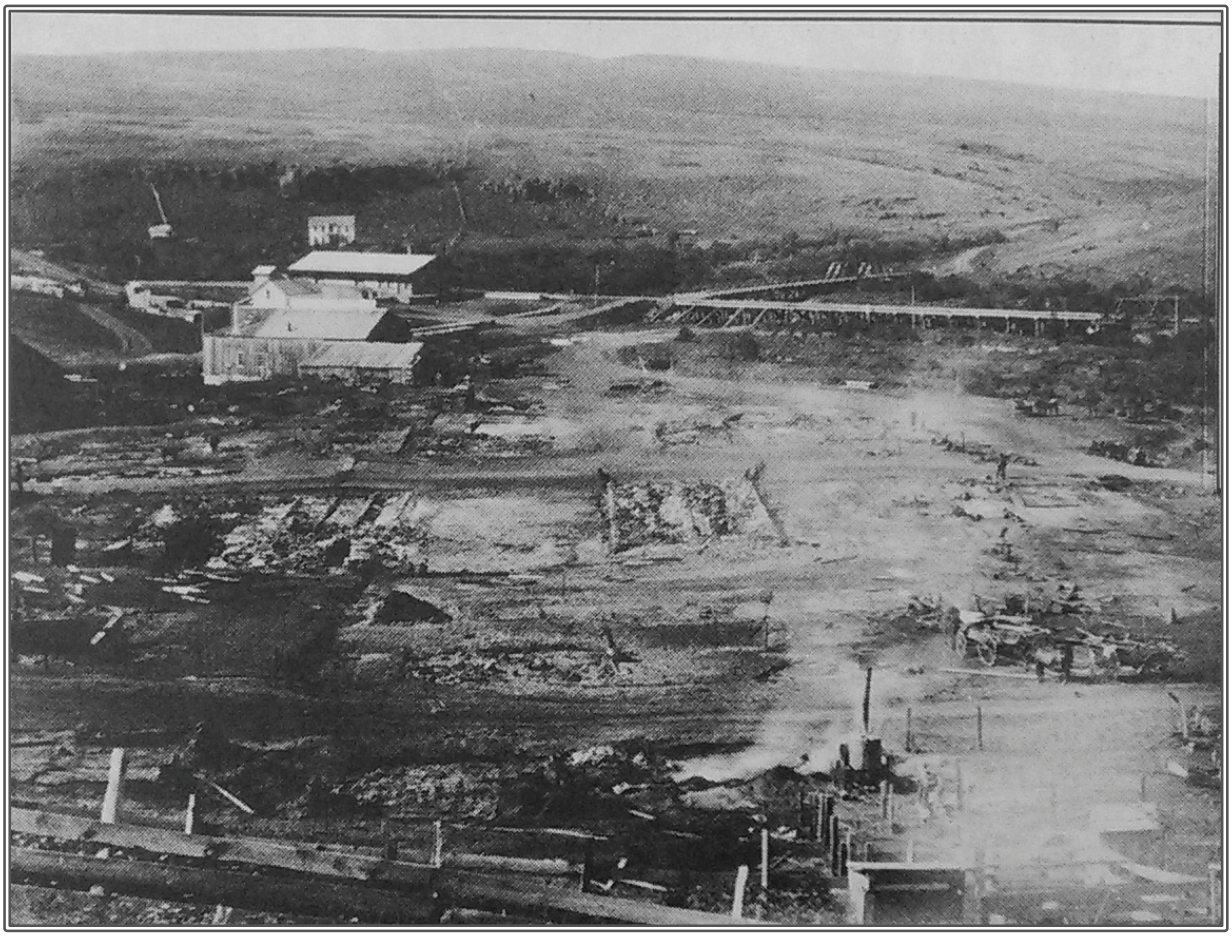


Figure 31: Pullman following the fire of 1887 (Daily News)

The construction of the first rail line through Whitman County added to the rise of Pullman. The Columbia and Palouse Railway built the first railroad into the county - a trunk line from Connell into Colfax, and then on to Moscow, Idaho. The company failed in 1883 due to the economic downturn and was bought out by the Oregon Railway and Navigation Company, which completed the line into Pullman in 1885. The Union Pacific leased this line two years later. The Spokane and Palouse Railway, a subsidiary of the Northern Pacific, completed a line from Spokane to Pullman in the same year. Two depots were built as part of this effort. These rail lines increased the availability of markets in Seattle, Portland, Chicago, and New York in which to sell the region's wheat. In 1888 alone, over 400,000 bushels of wheat were shipped out of Pullman (Bjerk: 16). Additionally, the railroad companies advertised across the country touting the availability of fertile farmlands in the Palouse as a way to increase their businesses. This advertising had the added benefit of bringing settlers to Pullman and the region.

Historic Sanborn Fire Insurance Maps show that Pullman grew rapidly during this period. The earliest map located, recorded in May of 1889, indicates a growing downtown core along Main between Grand and Alder with businesses including the Grand Hotel, meat market, hand printer, milliner, shoemaker, Irvin Rices' livery, drugstore, offices, a toys, notions and candy store, barber, grocery, McConnell, Chambers & Co. general store, a tin shop, Fariss Brothers' Hardware and building materials, Charles Dodd and Co.'s agricultural implements,

furniture, restaurant and lodge, the Post Office, and a bank (Figure 32). Additional businesses and institutions including the Congregational Church, a harness and saddlery retailer, a liquor warehouse, Knapp Burrel's agricultural implements, the Palace Hotel (later moved to Main and Pine), the Pullman Livery, and the Chinese laundry were all located on the side streets just off of Main with a scattering of residences mixed in close to the central business district. Some of the early buildings found near the railroad tracks housed Knapp, Burrel and Co. warehouse, Latterman's grain warehouse, McConnel and Chamber's grain warehouse, and the North Pacific Elevator Co. and grain warehouse. All of these elements came together to create the mixture of retail, institutions and commercial outlets necessary to grow a town. The Sanborn Map also indicates the population at this time was just 500 souls, that there was "no steam, no hand engines, no independent hose carts," and that the water facilities were "not good" in Pullman. And when another fire occurred in 1890 that destroyed twenty businesses and a church, the push to modernize the city's water facilities began in earnest (Sanborn Map Company, 1889).

By January 1891 the Sanborn Maps indicate Pullman's population had risen to 900 and the areas along Main between Grand and Pine were being rebuilt with businesses, including storerooms, notions, saloons & billiards, restaurants, books and stationary, watchmakers, offices, a bank, a photographer, boarding house, and the now relocated Palace Hotel and livery (Figure 33). Additional wagon shops and agricultural implements stores were found along the side streets. Also by this time, an Odd Fellows hall had been constructed at Grand and Main. The map at this time also spells out the important improvements to Pullman's water works. The new City Pumping Station and hose cart building were located on the corner of Kamiaken and Olsen and water pipes were delineated running under Main, Alder, Kamiaken and portions of Olsen and Grand; several artesian wells and six hydrants were also shown. The wells were pumped using a Holly system, which produced 20,000 gallons per hour, into a reservoir capable of holding 150,000 gallons (Sanborn Map Company, 1891).

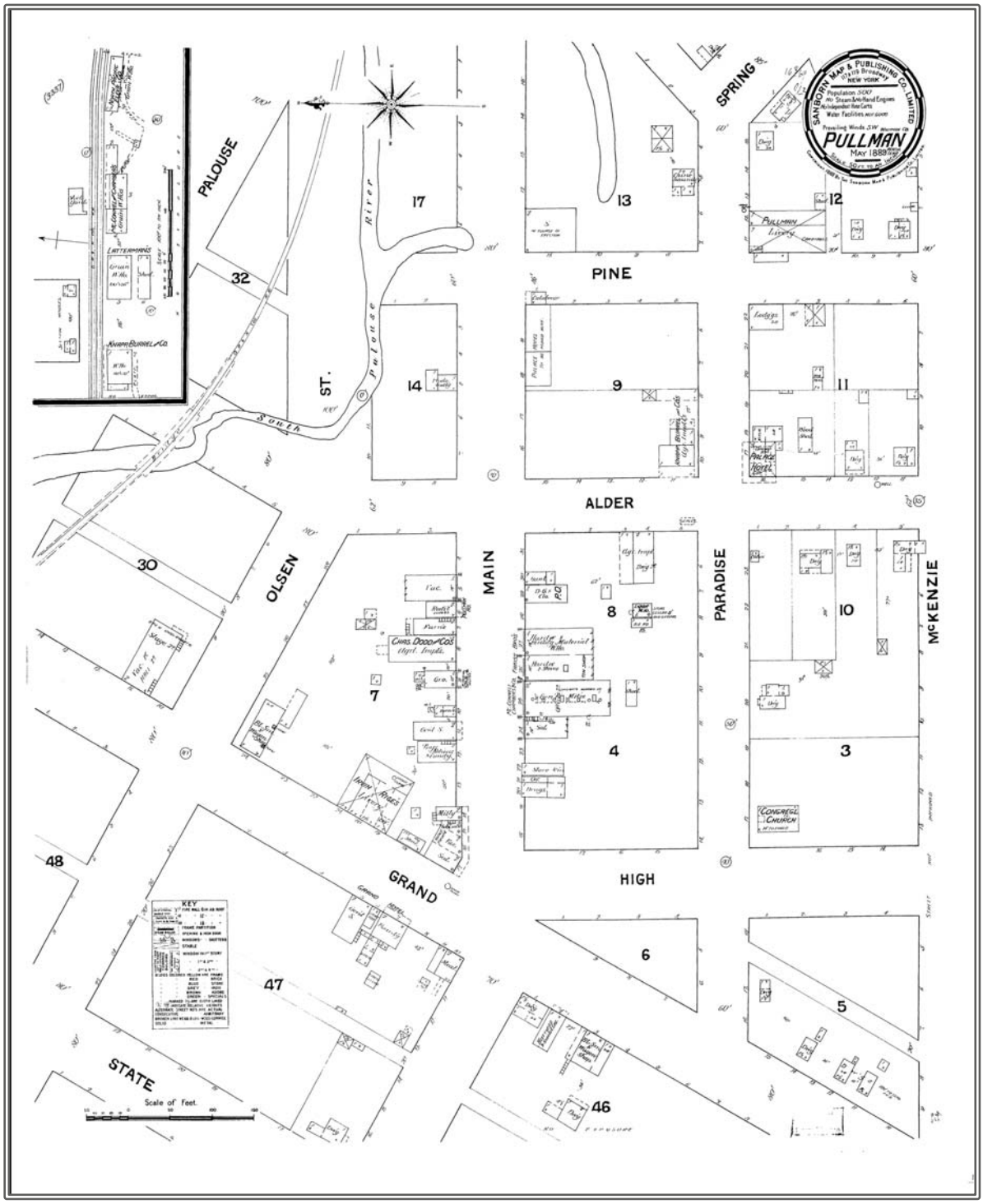


Figure 32: Sanborn Map Company, 1889

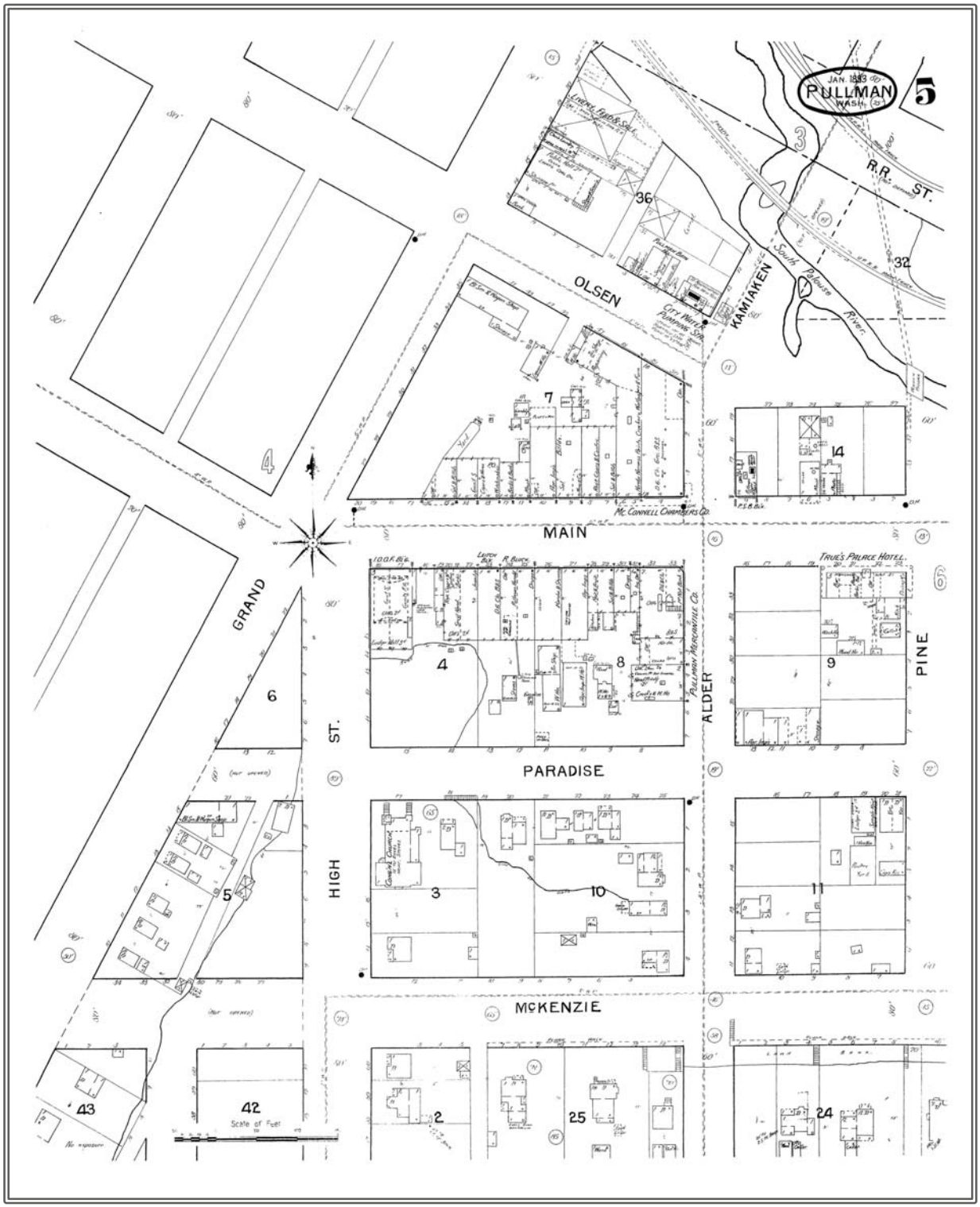


Figure 33: Sanborn Map Company, 1891



Figure 34: Pullman's old City Hall building, constructed 1893 (Daily News)

By the 1893 Sanborn Map, a public swimming tank with dressing room, a fire station with observation/bell tower, the Pullman Electric Light and Power Company, the new Pullman State Bank and First National Bank, expansion of the Congregational Church, a new hotel, the public school, the foundation for a new City Hall, and a large increase in residential construction with plank sidewalks were all present (Figures 34–37). Retail and commercial enterprises reflect an increase in luxury and leisure activities reflected in the presence of a cigar store, paint and wallpaper store, another liquor warehouse, restaurants, barber and baths, jeweler, and even a secondhand store. Additional improvements in the city's water facilities and firefighting resources were noted: "Water supply by artesian well which raises water 20' above ground pumping station located on corner of Olsen and Alder Streets. One Worthington "D" pump . . . capacity 400 gallons per minute about to be set up. Brick & cement lined reservoir of 250,000 gals per hour & old reservoir cap. 150,000 gals located E of town 150' above corner of Main and Alder Streets. . . . Fire Department 7 volunteer companies comb. 40 members, 7 hose carts, 500' rubber & 1,000' of cotton rubber lined hose . . ." (Sanborn Map Company, 1893: 1). Between the 1896 and 1908 Sanborn maps, the city continued to grow with lots along Grand Avenue beginning to fill in more with the city's ever-expanding growth (Figures 38–44).



Figure 35: White Drug Store, pictured ca. 1893 at 227 E Main Street (Site 46) (Luedeking)

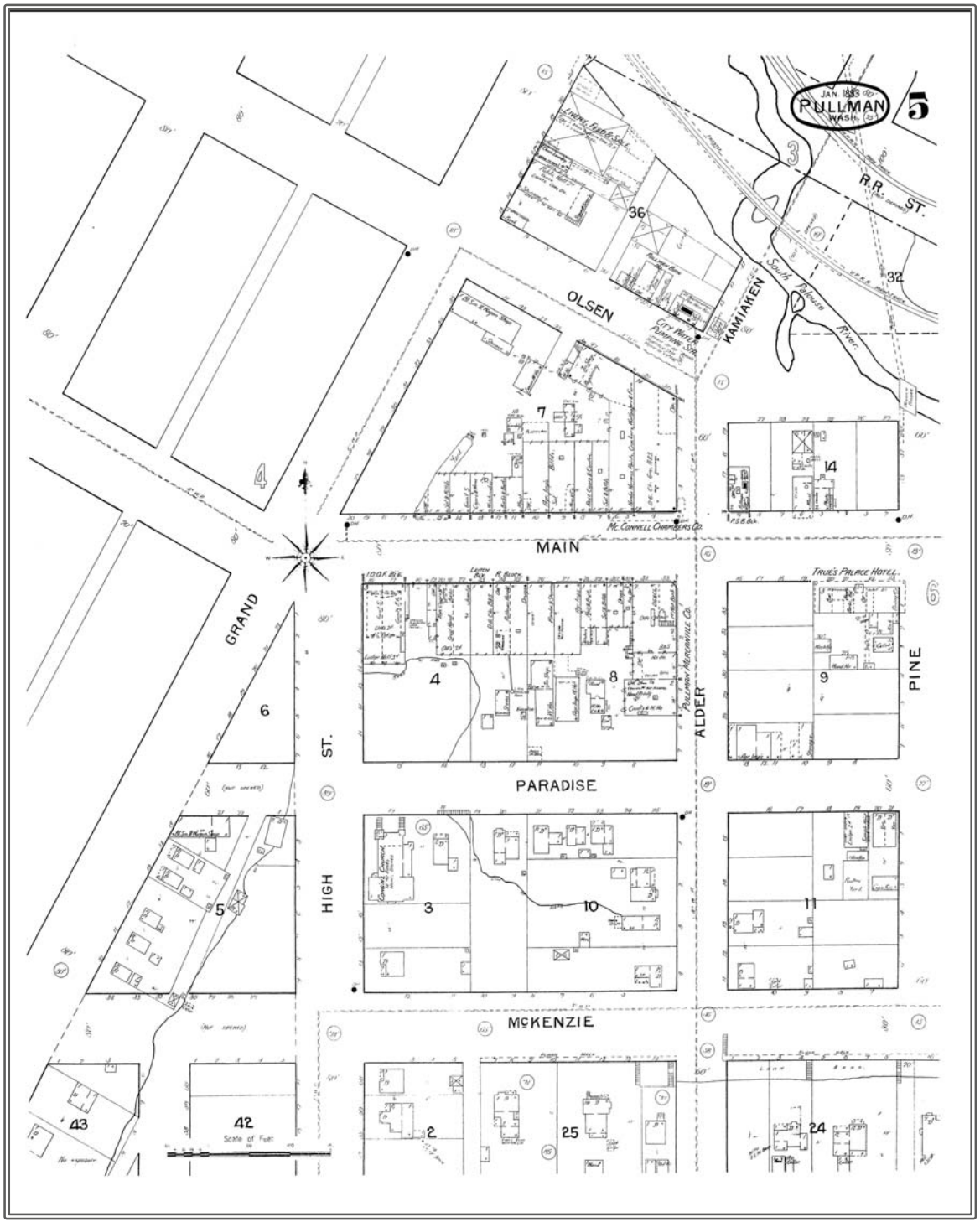


Figure 36: Sanborn Map Company, 1893

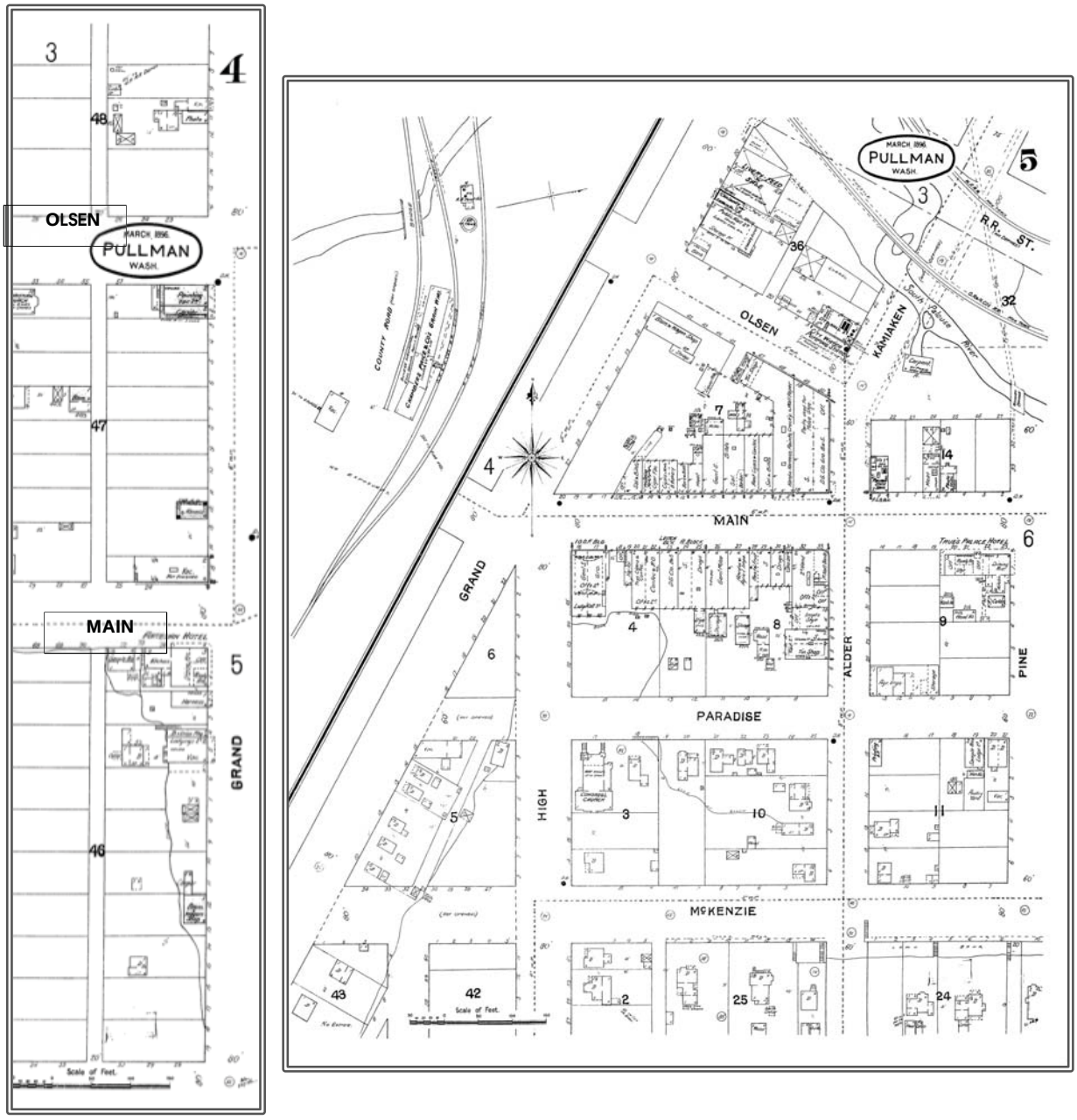


Figure 37: Sanborn Map Company, 1896



Figure 38: The Webb Block at 215 E. Main Street (Site 43) pictured ca. 1896 (Luedeking, 17)

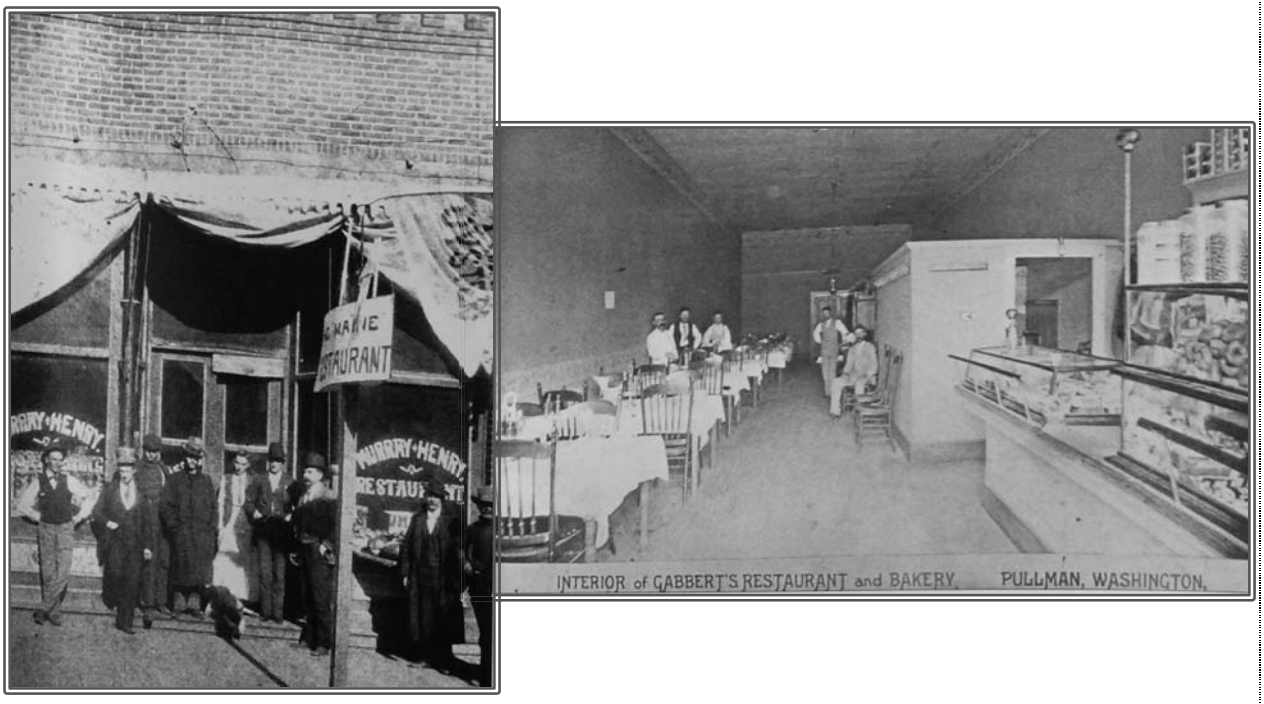


Figure 39: 226 E Main Street (Site 17), ca. 1900 (left); the same building housing an earlier restaurant and bakery (right) (Luedeking, 18)



Figure 40: Northeasterly birds-eye view of Pullman (Site 31 in the lower right foreground), 1905 (City of Pullman Image Collection)

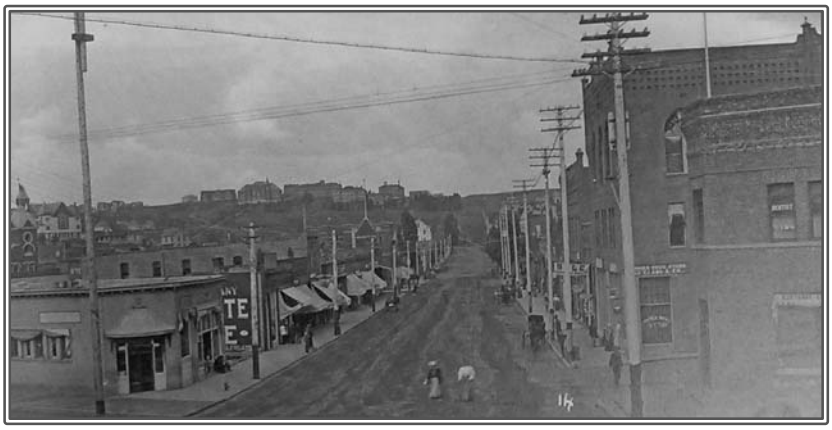


Figure 41: Easterly view down Main from the intersection of Main and Grand, 1906 (Luedeking, 39); note the Flatiron Building and the Webb Block (Sites 40 & 43) in the foreground on the right and the small building at Site 19 on the left



Figure 42: Star Bottling Plant at the southeast corner of Kamiaken and Paradise (the current site of City Hall [Site 67]), ca. 1911 (Luedeking, 28)

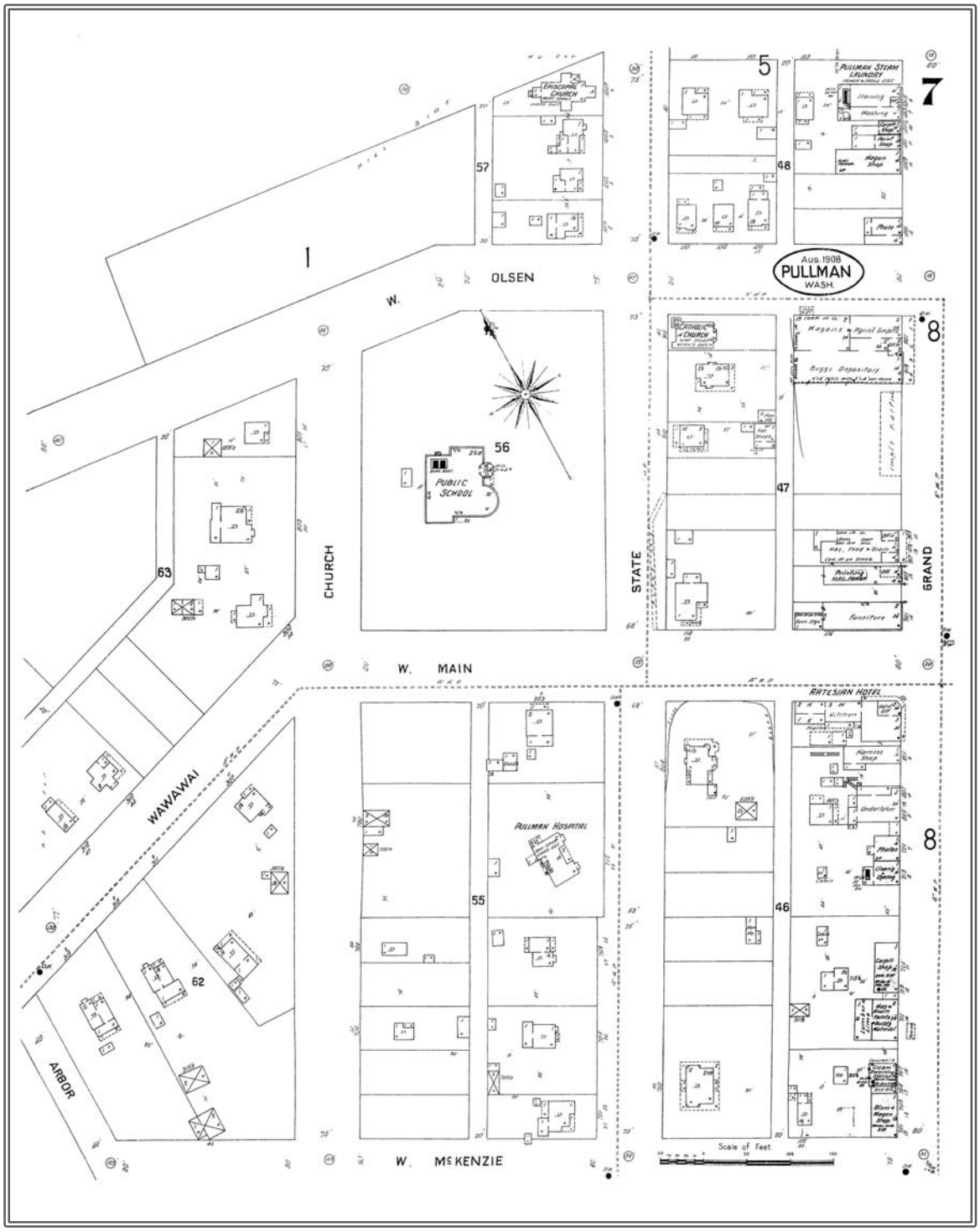


Figure 43: Sanborn Map Company, 1908

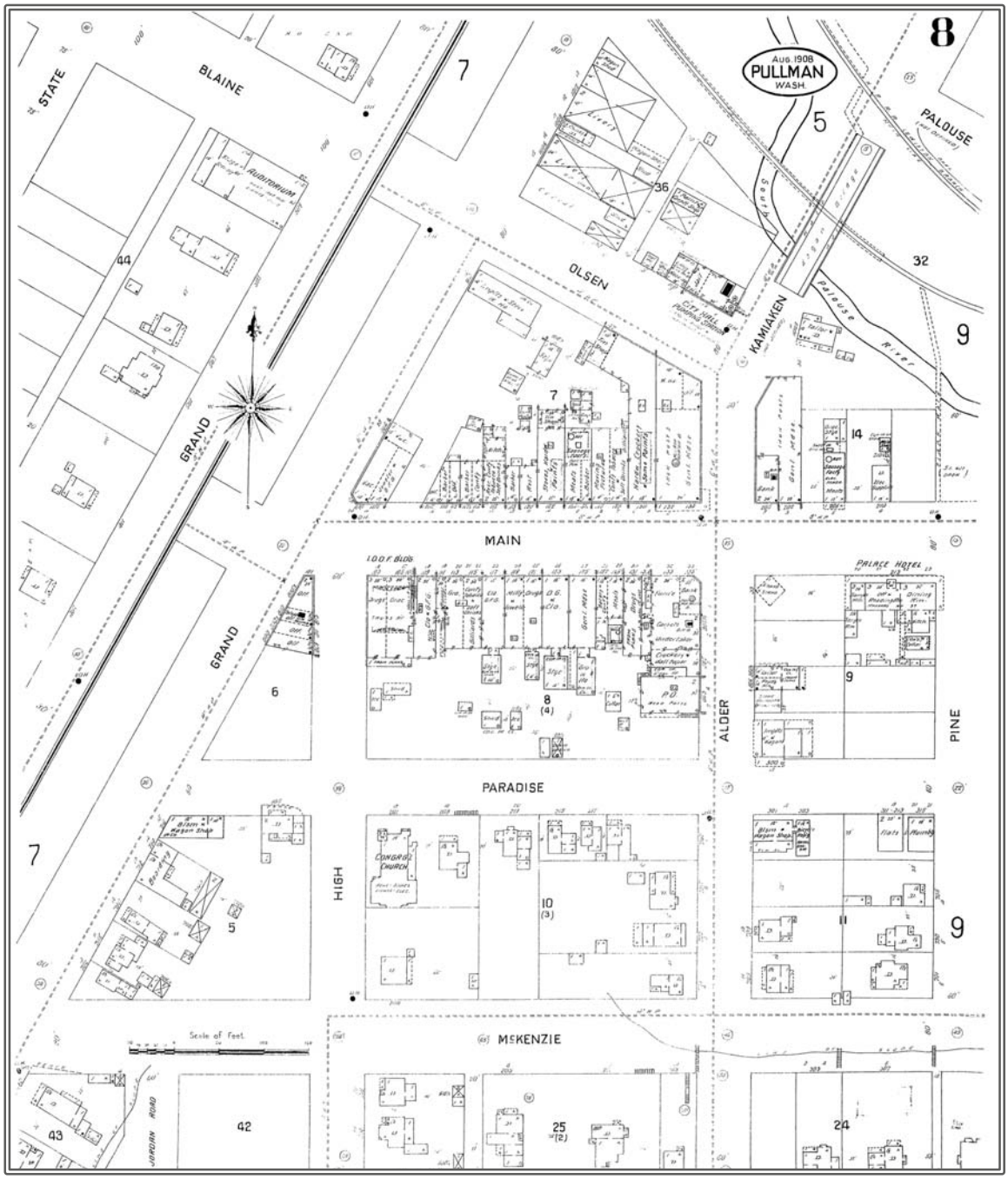


Figure 44: Sanborn Map Company, 1908

Just nine miles to the east of Pullman, the city of Moscow, Idaho was going through similar growth and expansion that created a competitive atmosphere between the two towns. Settled in 1871, the first Euro-American inhabitants grazed their livestock on the fertile grasslands and harvested the abundant timber. The town was first called Hog Heaven, then Palouse Valley and finally, in 1877, adopted the name Moscow. The first railroad to reach Moscow was in 1885, the town was incorporated in 1887, and the University of Idaho, a land grant college, landed in Moscow in 1889 (City of Moscow).

Another draw to the area occurred with the landing of the state land grant college. It began in 1890, when the Washington State House legislated the establishment of a land-grant institution in a county east of the Cascade Mountains. Passed in March of 1891, the legislation set conditions for locating a site for the college. Only Yakima and Whitman counties fit the requirements and both campaigned passionately for their communities. Pullman offered a quarter section of land to help persuade commissioners and publicized their success as a wheat farming community with enterprising leaders and with important rail connections to Spokane, Portland and beyond. The decision to situate the college in Pullman was finally made amid charges of bribery and corruption against two successive commissions who struggled to agree. It was built on College Hill, east of downtown. The first building was the single-story brick "Crib" (Figure 45). The Agricultural College, Experiment Station and School of Science of the State of Washington opened its doors on January 13, 1892 and in its first year, a faculty of five men and one woman welcomed forty-seven students (Frykman: 11-12).



Figure 45: Campus of the State College of Washington, 1891 (Luedeking)

The legislature's first appropriation for the Agricultural College was in 1893, granting $97,000 for programs and new buildings. The College President during this time was Enoch A. Bryan, who was instrumental in forming the direction of the new college. They constructed a three-and-one-half story dormitory building with kitchen, dining room and servants' rooms; a two-and-one-half story college hall; and a one-and-one-half story machine shop and engineer's dormitory. The new Agricultural College had city water, hydrants, steam and stove heat, and both electrical and coal oil lights. Residential construction followed the boom on campus, and College Hill began filling with houses.

Political maneuverings by the Board of Regents halted growth for a few years, but by 1899 the Alaskan Gold Rush began improving economics throughout the west, including Washington. In that year, appropriations were increased to $144,250 (Figure 46) (Bryan; Bjerk).

The College brought farm experts and scientists by train to the Palouse as part of the agricultural experiment station. Between 1901 and the mid-1930s these trains brought flat cars carrying the latest in agricultural equipment and plants, lecture cars, stock cars with farm animals, and dining and sleeping quarters for the experts stopping at towns all through the Palouse region. Newspapers and posters advertised the coming demonstration trains and drew hundreds of interested farmers, thus benefitting farming science and the city itself.

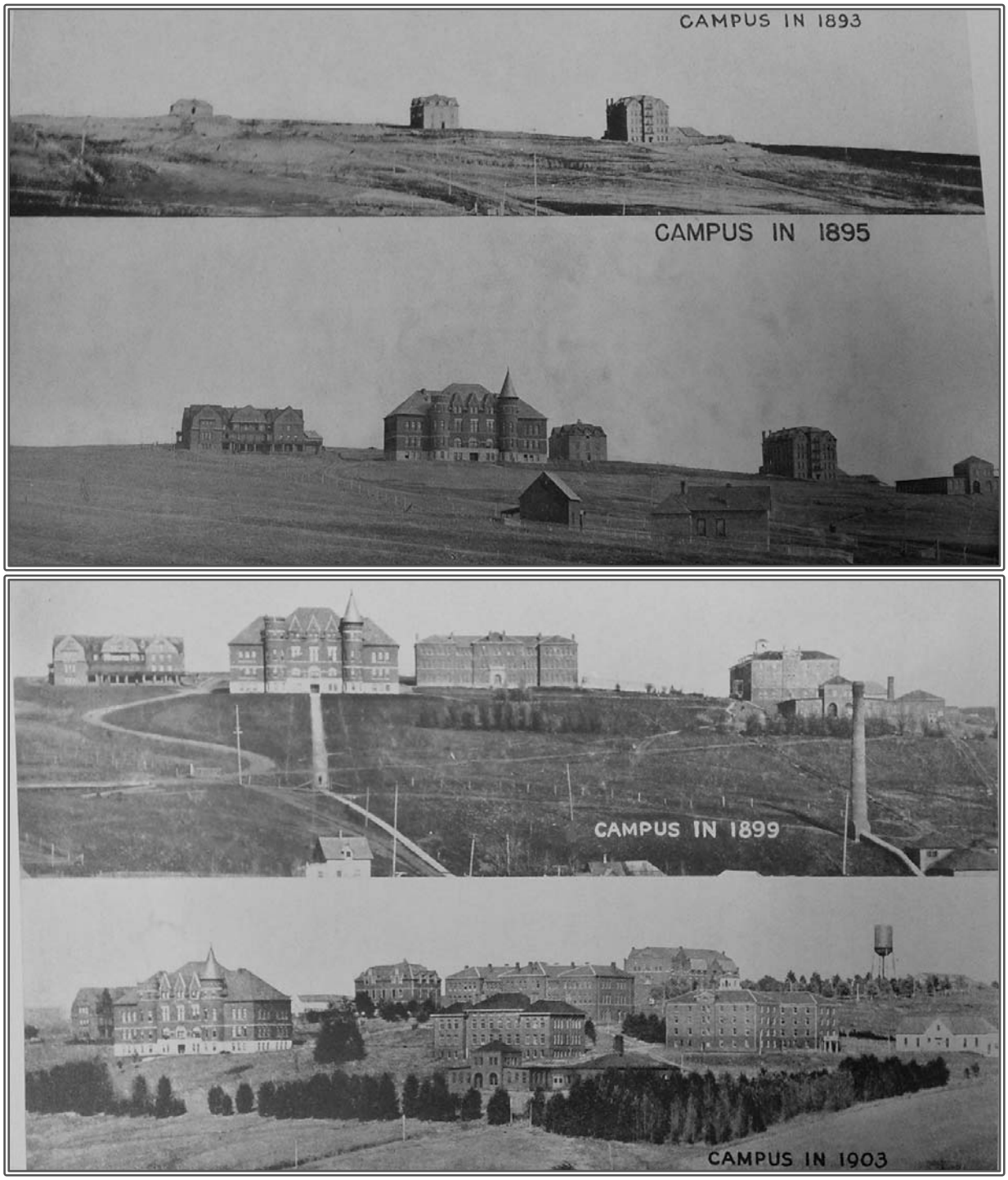


Figure 46: Campus of the State College of Washington, 1893,1895, 1899, and 1903 (Luedeking)

In 1905, the name of the college was changed to the State College of Washington, and two years later construction on campus increased dramatically due to an appropriation of $575,754 (Lindsay: 18-20). Four years later, 98 faculty members taught 1,371 students. Then, support from the legislature decreased as they tried to relegate the State College to a technical school, eliminating the liberal arts and sciences. These threats were strongly challenged by then College President, Ernest O. Holland (Bryan: 44).

World War I saw a drop in enrollment but by 1920-21 enrollment was up to 2,678 and dormitory construction increased. Residences began to be constructed with garages and stables, liveries and corrals were disappearing. Machine shops, grocery stores with refrigerators, a telephone exchange, and automobile garages with repair shops were constructed due to the rise in mechanization. Commercial enterprises that reflected a rise in leisure activities such as movie theaters, pool and dance halls, and restaurants were also being built, and enterprises like hotels, barbers, tailors, jewelers, and smoke shops that indicted a greater discretionary income were also being constructed during this time (Figures 47–51) (Sanborn Map Company, 1929).



Figure 47: East view along Main Street, 1919 (Ivan Shirrod Collection)



Figure 48: Main Street during the Pioneer Parade, 1920 (Two buildings on the right including Carstens and its neighbor, Site14; stepped parapet, Site 15) (City of Pullman Image Collection)



Figure 49: Aerial view of Pullman, 1921 (City of Pullman Image Collection)

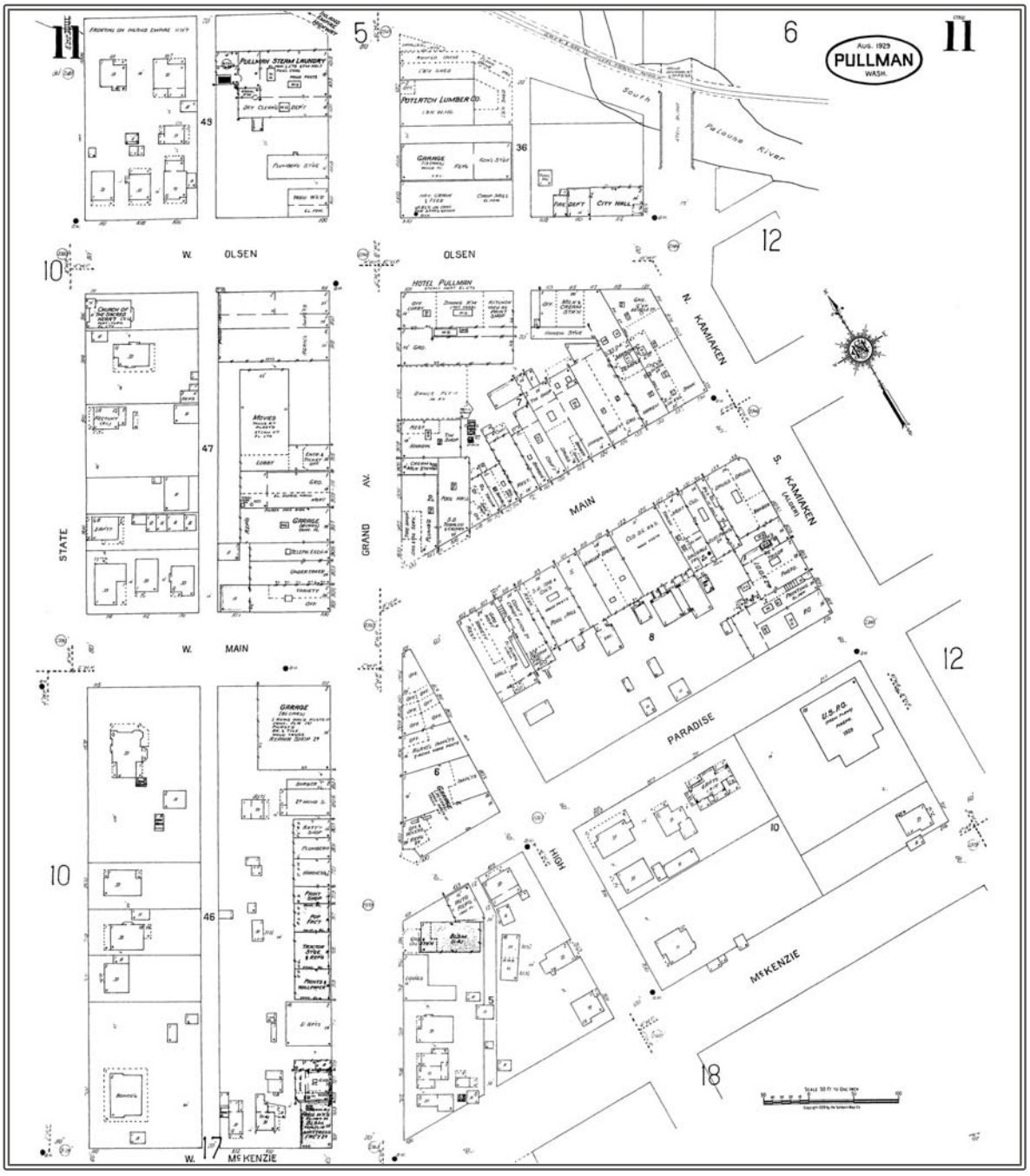


Figure 50: Sanborn Map Company, 1929

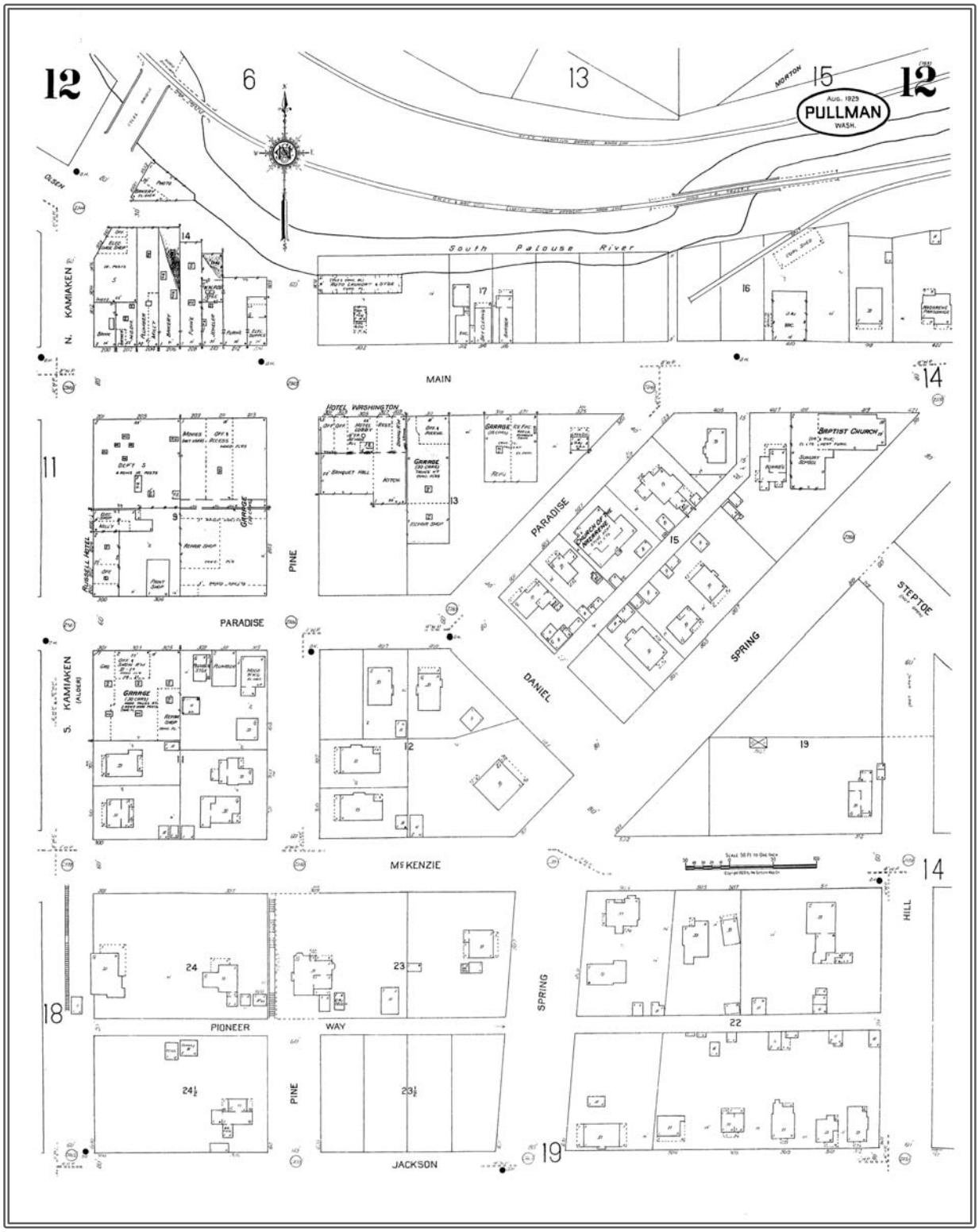


Figure 51: Sanborn Map Company, 1929

During the Great Depression, the campus experienced high rates of deferred building maintenance, a lack of supplies, and lower salaries and wages. By 1935 with a Civilian Conservation Corps (CCC) camp at the Pullman Airport and Public Works Administration (PWA) grants, four new buildings were constructed on campus (Figure 48) (Lindsay: 23). World War II brought another drop in enrollment with a corresponding rise after the war's end. These patterns of construction, deferred maintenance, changes in salaries and wages, and a lessening of delivered supplies were mirrored in Pullman's residential neighborhoods and its downtown business district. By this time the city spread across the four local hills: Military Hill, Pioneer Hill, Sunnyside Hill, and College Hill, while the downtown continued to grow, develop, change, and mature despite the challenge of continuing flooding (Figures 52–56).



Figure 52: Map of Whitman County, 1937. Note Pullman's crossroads main streets area outlined in a red box (Washington State Archives)



Figure 53: Campus of the State College of Washington, 1940 (Luedeking)

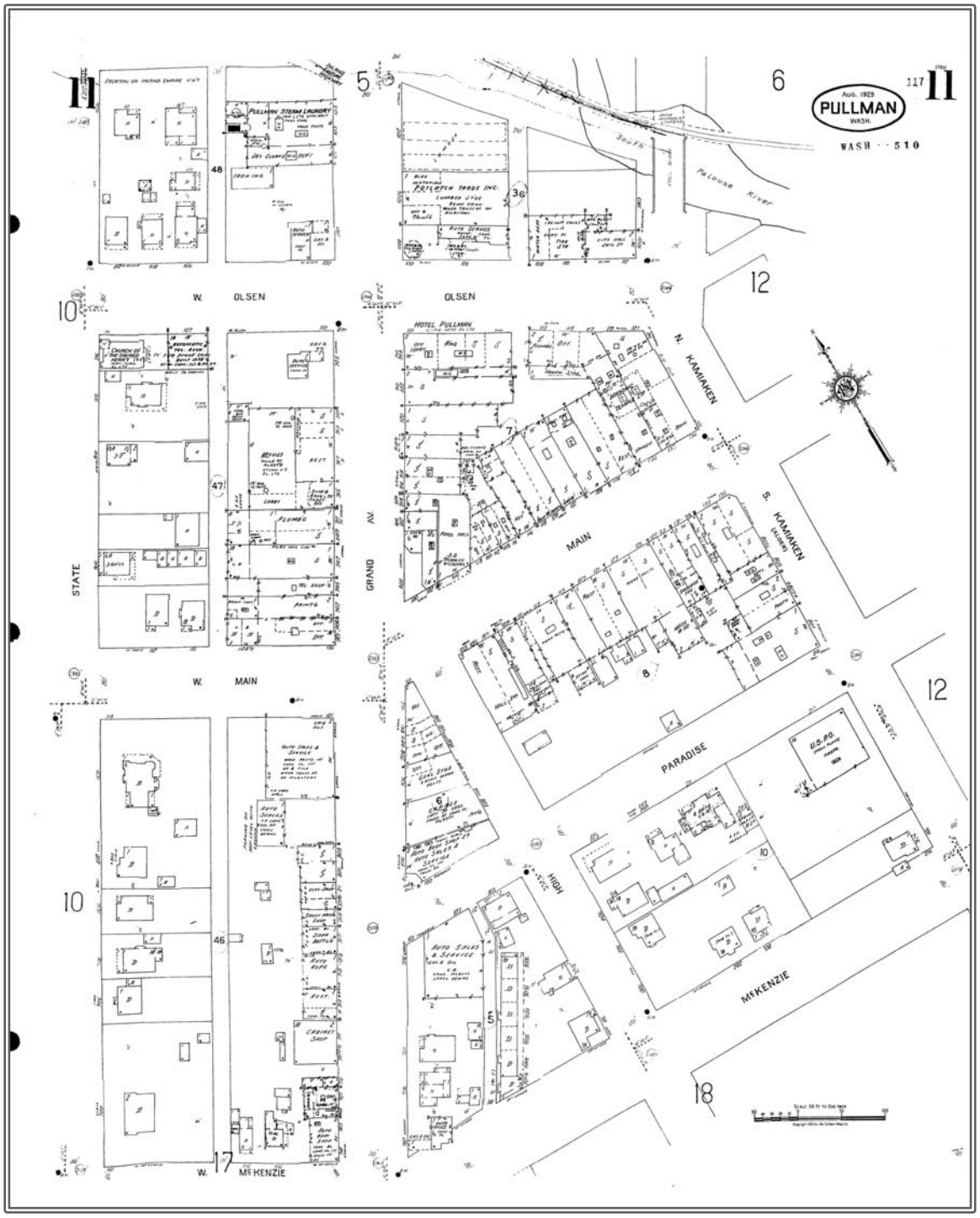


Figure 54: Sanborn Map Company, 1929 (corrected to 1949)

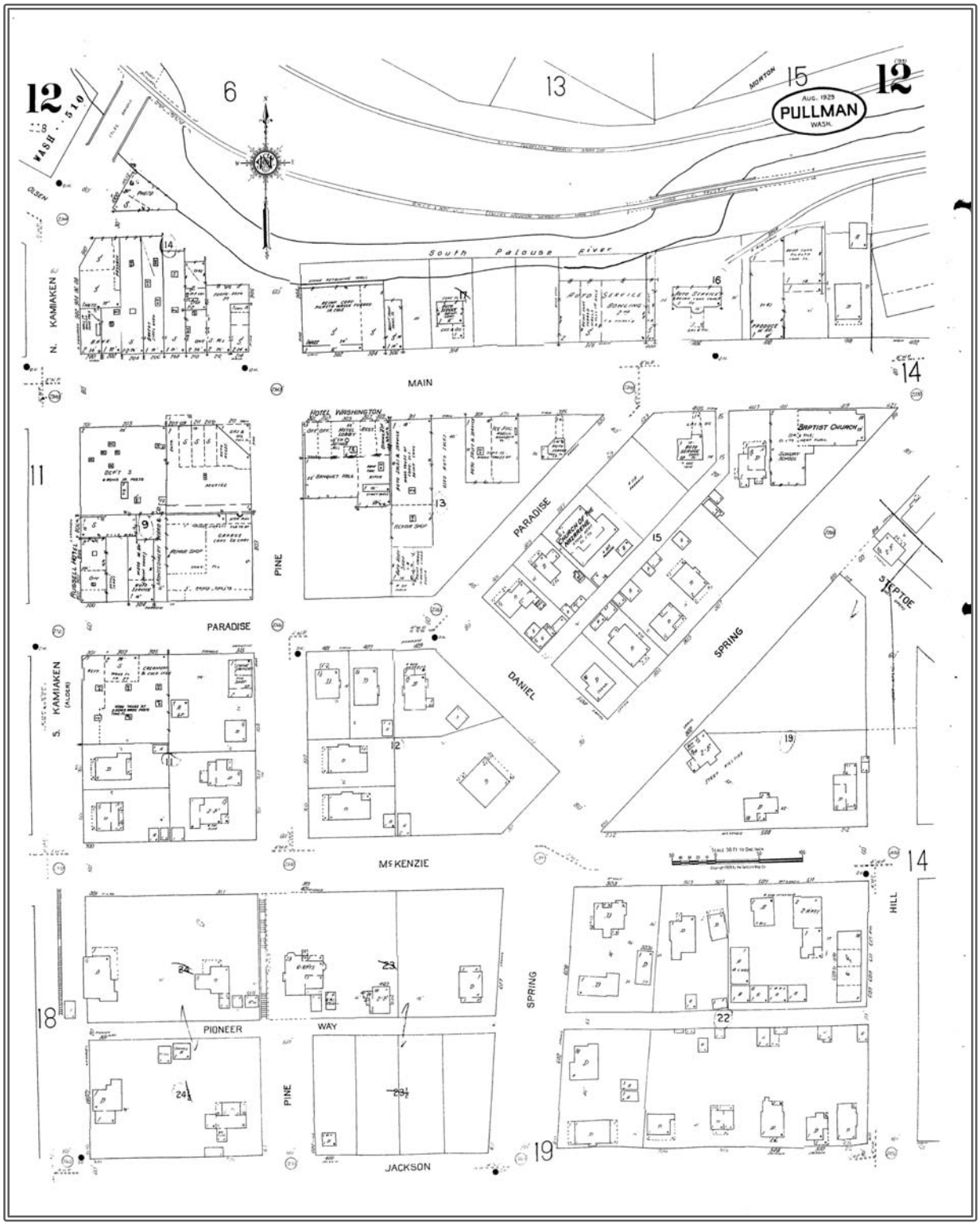


Figure 55: Sanborn Map Company, 1929 (corrected to 1949)

Today Pullman boasts a population of 31,395 with 46,570 living in Whitman County, with an impressive nearly 20,000 students are enrolled at Washington State University's Pullman campus (U. S. Bureau of the Census, 2013; Washington State University). Though agriculture remains important throughout the Palouse region, high technology is also flourishing in Pullman today. The city is also proud of its 17 parks and natural areas containing more than 145 acres and over 15 miles of pathways (City of Pullman).

Pullman, Washington grew into the city it is today due primarily to several important driving factors: water, soil, railroads, a college, and the people. Settlers drawn by the fertile rolling hills of the Palouse found that the soil could support extensive wheat production, and an abundance of year-round water sources in the Pullman area could support a townsite. As railroads were built into town, more settlers were drawn to the area, and the rail lines opened up distant markets to Pullman's wheat farmers and created transportation corridors to Seattle, Portland, Spokane, and beyond. Pullman was chosen as the site of the land grant college, which pulled more people to the area, educated students, and assisted local wheat farming with scientific discovery. And finally, the forward-thinking citizens who settled the area, worked hard to create a livable town, rebuilt after a series of fires nearly destroyed the town, were a defining factor in the shape, the growth and the success of Pullman.

SURVEY RESULTS

The topography of Pullman and the surrounding Palouse prairie was created millennia ago. Ancient lava flows deposited great amounts of basalt that were broken down by glacial and flood activity into deep canyons, and deposits of fine loam and ash created the dune-like hills. Four such hills, named Military, Pioneer, Sunnyside and College, surround the city of Pullman. The city was settled on the banks of the South Fork of the Palouse River at the confluence of Dry Flat Creek and Missouri Flat Creek. These geographical features defined not only the platting of the town, but also the location of the downtown in its most advantageous position.

The survey area is generally bounded by Northeast Olsen Street, Northeast Palouse Street and the South Fork of the Palouse River on the north, Southeast Spring Street on the east, Southeast McKenzie Street on the south, and the rear property lines behind the sites along South Grand Avenue on the west. The survey area includes Pullman's downtown core as well as some residential blocks bordering its south side. The commercial core can be defined as both sides of East Main Street between South Grand Avenue and Southeast Spring Street, along both sides of South Grand Avenue between Northeast Olsen and Southeast Paradise Streets, and both sides of Southeast Kamiaken and North Pine Streets between Northeast Olsen Street and South Grand Avenue. A few outlying buildings related to railroad growth north of the Palouse River fit within the definition even though they reside outside those boundaries The downtown is surrounded by residential, governmental and some additional commercial buildings.

The historic downtown core is centered on East Main Street, between Southeast Kamiaken Street and South Grand Avenue, but favored the east end of East Main due to the construction of the first water main. By the first decade of the twentieth century, the core had grown to include the southeast side of S Grand. By the mid-1920s both sides of South Grand between Northeast Olsen and Southeast Paradise, and the east end of East Main to Southeast Paradise, could all be considered part of the downtown core due predominantly to the rise in automobile-oriented enterprises and the associated business and buildings established in this part of downtown as a result. Less desirable commercial enterprises as well as residential

buildings were consistently pushed farther out from the core. The commercial core continues today to maintain its strong presence as the heart of Pullman.

The current survey area today contains a cohesive mix of typical late nineteenth and twentieth century commercial architecture and the outlying residential architecture. These resources serve as a physical representation of Pullman's birth, growth and development. The resources date from the 1890s to the contemporary era, though the vast majority of the 89 resources surveyed for the current project date from the earliest periods of construction in Pullman: 1890 to 1919; the 1920s; and the period between 1930 and 1941. Following is a breakdown of construction dates by period (five resources were not considered for their architecture: two parking lots and three plazas [Sites 9, 24, 41, 61, 78]):

- 1890-1919 – 30 resources, 36% of total
- 1920s – 16 resources, 19%
- 1930-1941 – 15 resources, 18%
- Post World War II (1942-1959) – 3 resources, 4%
- 1960s-1970s – 7 resources, 8 %
- Contemporary – 13 resources, 15%

The consultants have observed that Pullman's downtown core has generally been well maintained and is still a vibrant, vital area of town continuing to serve its original purpose as a strong central business district located on the primary roads into town. Many of the earliest commercial buildings remain extant and are still in use. Some resources have undergone façade updates, but many of those changes could be deemed reversible. The construction trend to use brick in building much of the downtown was triggered by devastating fires that destroyed many buildings and has left the commercial core with a clearly identifiable appearance adding weight to its historic character. These buildings represent the links between the city's growth and its history.

A few of the contemporary buildings introduced into the survey area are not particularly compatible to the historic streetscape and patterns, including Oasis Teriyaki & Pho, the strip shopping center, the Chevron gas station, and Beasley Realty (Sites 2, 4, 5, 53, 54, 55). Nevertheless, these buildings are all situated near one another in the easterly portion of the survey area and as such, they do not interrupt the core of the Pullman's crossroads business district. These buildings have caused minimal disruption to the historic downtown core. Other contemporary buildings located nearer or within the core are more compatible to the historic fabric, including Bridgeway Center I, H&R Block, Taylor Engineering, Town Centre, US Bank, Washington Federal Bank, and the police station (Sites 10, 25, 49, 50, 51, 68). These buildings are more compatible with the historic core in scale, setback, materials, fenestration, and are more generally reflective of the existing fabric.

The survey findings adhered quite closely to the consultant's initial expectations, which noted Pullman's strong commercial presence since the city's early beginnings. Several periods were denoted that indicate that the city's economic boom cycles directly relate to its construction cycles. The commercial core is representative of these cycles and examples of the architecture of each of these periods are easily evident. Railroads, farming and the presence of Washington State University created growth factors that continue today. The dual main street configuration (E Main Street and S Grand Avenue) also continues to impact the city today as its downtown hub and as the main intersection that provides businesses with both exposure and heavy foot traffic.

An overview inventory of historic properties surveyed has been included in Table 2, Appendix B, and basic information and images for all 89 survey sites is elaborated in Table 1. The 53 historic properties designated for expanded discussion in the current project are identified in bright white in both tables, while those not designated have been shaded in gray. The first column in Table 1, Survey Site Data, includes:

- the current survey site number
- HPI #, if previously recorded
- listing status, identifying whether a property has been previously listed to a historic register or previously determined eligible
- estimated date of construction
- address
- a preliminary determination of eligibility (DoE) per NRHP standards
- and characteristics, which may include notations of style, form, or other character-defining elements.

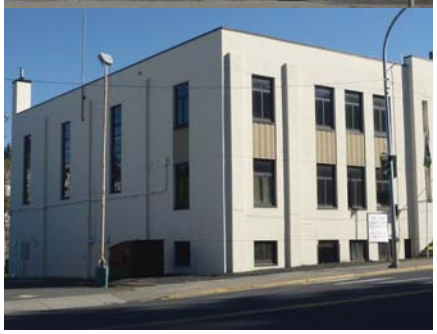
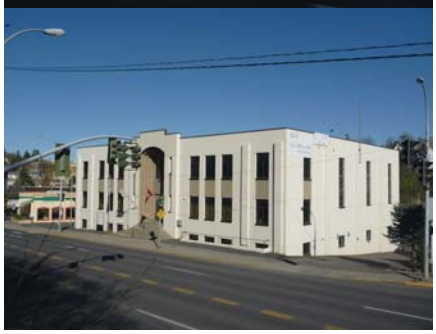
The 53 sites ultimately designated were primarily chosen for being those historic properties within or directly adjacent to the survey area that have reached 50-years of age and display higher levels of historical integrity and/or more notable characteristics or overall style. Those remaining sites not designated have been excluded due to age (not having reached the 50-year mark) or lack of integrity, or because detailed information such as an existing register listing already exists. As such, many significant sites in the survey area were not designated for expanded discussion so the focus could remain on those sites with less recorded information. Sites noted with an age of "Contemporary" in the table are those that appear to date to the 1970s or later.

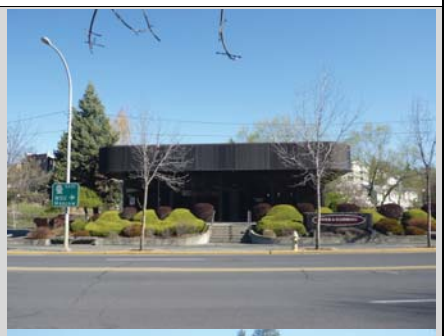
A summary of this methodology follows for clarification:

- an inventory list of all survey sites has been included for reference purposes in Appendix B, Table 2
- basic information and photographs has been included in Table 1 for all 89 survey sites
    - more comprehensive information, including a full architectural description, has been included on the respective HPI forms in Appendix D for the 53 sites designated by both the city and the consultants to be more fully explored as part of the current project
    - no additional information has been provided for the remaining 36 sites other than to discuss them, as relevant, within the areas of the report addressing the larger contexts or preservation discussions included within this report or their relationship to any potential historic district; no HPI forms will be completed as part of the current project for these sites

The survey area for the current report has been identified previously on Figures 4, 5 and 27. All of the sites within the current survey area are identified on the historic property mapping included in Appendix C.

Table 1: Downtown Pullman Survey Area Site Details

Survey Site Data	Site Photographs
Site #: 1 HPI #: 38-00348 Listing Status: Not Listed Date: ca. 1930 540 E Main Street, Condos & Yoga/Barre Studio (Washington National Guard Armory) DoE: **Eligible**, individually; contributing within a district Characteristics: Art Deco/Art Moderne building, built ca. 1930 as a PWA project. Central block with wings, with grand, arched entryway. Original windows remain on three elevations. Simple, smooth concrete exterior. See historical image, Figure 56.	   
Site #: 2 HPI #: N/A Listing Status: Not Listed Date: Contemporary 530 E Main Street, Oasis Teriyaki & Pho Restaurant DoE: **Not Eligible** Characteristics: Modern, single-story commercial, fast food type building marked by greenhouse style window and tile-roofed awning on the primary elevation.	 

Survey Site Data	Site Photographs
Site #: 3 HPI #: N/A Listing Status: Not Listed Date: 1965-75 520 E Main Street, Esser & Sandberg Attorney-at-law DoE: **Not Eligible** Characteristics: Elements of Miesian influence in its form, with overall New Formalism design features including a flat, heavy, projecting roof. Floor-to-ceiling walls of windows. Potentially eligible within a district as an intact example of mid-century modern architecture relating to other buildings of this period in this area. Though this building is a significant representation of its type and period, it is outside of the period of significance for historical development in the commercial downtown core. This building may be eligible for the NRHP once it reaches the 50-year mark.	   
Site #: 4 HPI #: N/A Listing Status: Not Listed Date: Contemporary 460-470-480 E Main Street, Subway, The Barber Shop, Fly Shop, Baskin & Robbins DoE: **Not Eligible** Characteristics: Modern, masonry-block building. Heavy, overhanging roof mimicking the historical version of this form found at neighboring Site 3.	 

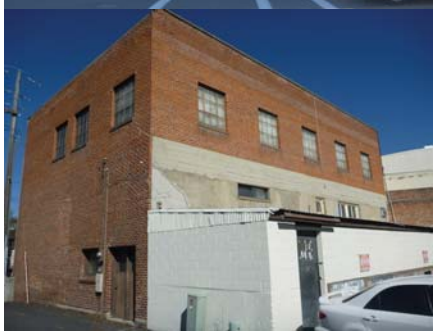
Survey Site Data	Site Photographs
Site #: 5 HPI #: N/A Listing Status: Not Listed Date: Contemporary 420 E Main Street, Mimosa Grill-Bar-Catering – and parking lot DoE: **Not Eligible** Characteristics: Single-story, flat-roof, commercial, restaurant building with arched windows that flare at the bottom. Central, recessed entry. Awning roof spans façade and east side elevation.	 
Site #: 6 HPI #: N/A Listing Status: Not Listed Date: ca. 1930 408-414 E Main Street, Power Smoke Shop & Indian Grocery (Store) DoE: **Eligible**, contributing within a district Characteristics: Two-story, flat-roofed, streamlined Art Deco commercial building built ca. 1930. Windows and doors are replacements, though their scale and fenestration have been retained. A historic image (Figure 57) indicates this building has changed little since its early days.	  

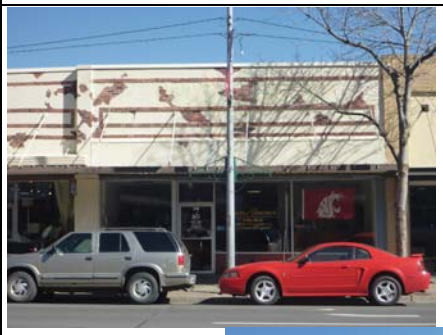
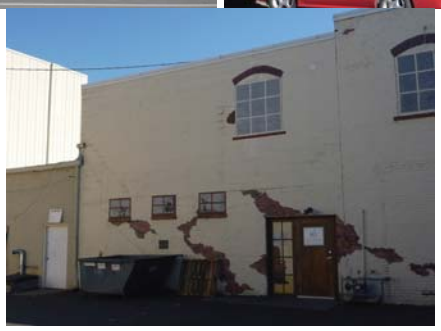
Survey Site Data	Site Photographs
Site #: 7 HPI #: N/A Listing Status: Not Listed Date: ca. 1930 410 E Main Street, Lily Bees Consignment Shop (Store) DoE: **Eligible**, contributing within a district Characteristics: Two-story, Art Deco-era commercial building with a storefront and flat awning attached along the original, wider awning spanning horizontally above the storefronts. Original decorative concrete vents are found on the second level. A historic image (Figure 57) indicates this building has changed little since its early days.	  
Site #: 8 HPI #: N/A Listing Status: Not Listed Date: ca. 1930 400 E Main Street, Thomas Hammer Coffee Roasters (Store) DoE: **Eligible**, contributing within a district Characteristics: Two-story, flat-roof, Art Deco-era commercial building. Storefront windows span most of the façade while a recessed entry is located on the southwest corner. A flat awning spans the façade on an original, larger awning spanning the façade horizontally. A nonhistoric side entry and original, second-level windows are found on the west side. A historic image (Figure 57) indicates this building has changed little since its early days.	   

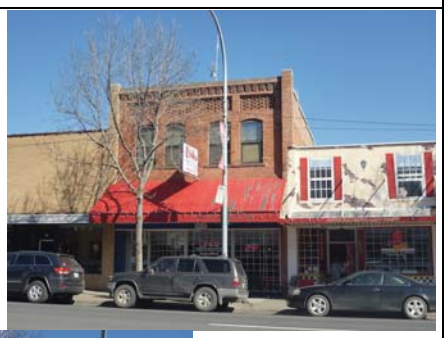
Survey Site Data	Site Photographs
Site #: 9 HPI #: N/A Listing Status: Not Listed Date: N/A N Pine & E Main Streets, Pine Street Plaza – and pedestrian bridge (N Pine Street) DoE: **Not Eligible** Characteristics: Former N Pine Street now closed off as a public plaza, with access to a nonhistoric pedestrian footbridge of the river and a footpath along the river west of Pine. The plaza features a modern paver surface while the footbridge is primarily constructed of wood.	   
Site #: 10 HPI #: N/A Listing Status: Not Listed Date: Contemporary (2004) 350 E Main Street, Bridgeway Center I DoE: **Not Eligible** Characteristics: Two-story, nonhistoric commercial building primarily covered in brick veneer. Residential portion spans the rear facing the river. Building is marked by a flat-roof tower-style entryway on the southeast corner. Storefront awnings span most of the façade. Faux dentil moldings and keystones over segmentally-arched windows decorate the building.	  

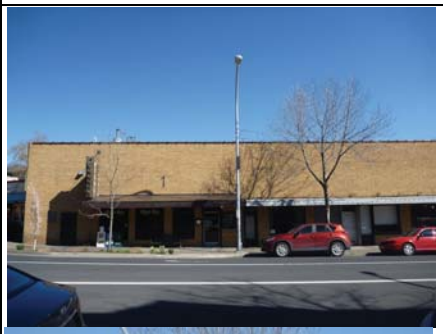
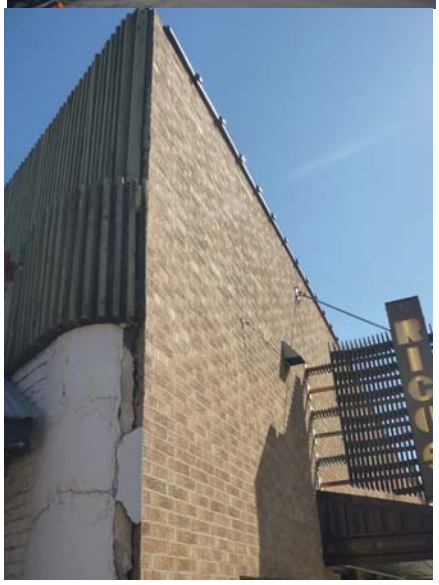
Survey Site Data	Site Photographs
Site #: 11 HPI #: N/A Listing Status: Not Listed Date: 1908–29 320 E Main Street, Bio-Medica, The Plasma Centers (Bakery, Furniture Store) DoE: **Not Eligible** Characteristics: Highly altered single-story commercial building dating to the early-twentieth century. Exterior exhibits a stucco finish on the lower level and panels applied above. A flat-roof awning spans the façade.	 

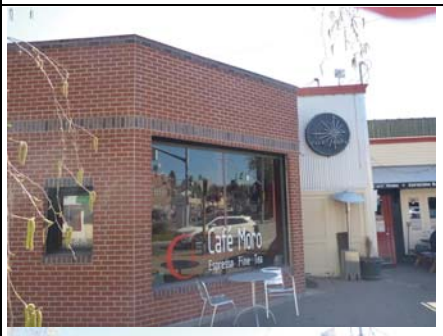
Survey Site Data	Site Photographs
Site #: 12 HPI #: N/A Listing Status: Not Listed Date: ca. 1940 300 E Main Street, American West Bank (Seattle First National Bank) DoE: **Eligible**, contributing within a district Characteristics: Single-story Seattle First National Bank building set on the original, ca. 1893 site of the Pullman State Bank. Despite alterations and a large metal awning, this building retains late Art Deco commercial elements including a prominent entry bay and framed entryway. The smooth finish with incised grid is a prominent element of this building's original design and type. Large windows are found on the façade and west side elevations. An off-centered, recessed entry is also on the façade. The building's form remains a strong representation of its original period and style. Seattle's First National Bank developed a building type for its properties, and this building continues to represent this type flawlessly aside from the awning (Figures 58–59). This building type is illustrated in Washington's "Anatomy of a Main Street Building" (Houser, slide 44). Furthermore this site has housed a bank since the city's earliest days and as such retains one of the strongest representations in the area of the city's historic context as related to commerce and finance.	   

Survey Site Data	Site Photographs
Site #: 13 HPI #: N/A Listing Status: Not Listed Date: ca. 1890 250-252-254 E Main Street, Design West Architects, Highland Property Management, Framing-It-Up Custom Frame Shop, Betty's Alterations (D. G. & Notions) DoE: **Eligible**, contributing within a district Characteristics: Large, two-story, L-shaped, commercial building set on the footprint of a ca. 1890s, single-story building in this location. This was originally a ca. 1910 bank building with modillions, dentils, and wide entablatures. It was renovated to a mid-century modern appearance in the mid- to late-1950s and now exhibits a blonde-brick veneer, replacement windows, marble knee walls, and a flat awning. Though the applied style has changed, the fenestration, location of entries and storefronts, the presence of a larger main entry, and the overall form and scale of the building all remain unchanged. The majority of the materials on the building today, including windows and the awning, appear to date to the period surrounding the mid-century renovation. See Figure 60 for historical representations of the building.	       

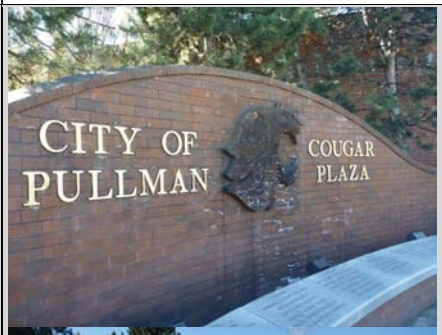
Survey Site Data	Site Photographs
Site #: 14 HPI #: N/A Listing Status: Not Listed Date: ca. 1945 242-246 E Main Street, Vacant (Store, Restaurant) DoE: **Eligible**, contributing within a district Characteristics: Single-story, blonde-brick commercial building containing two commercial storefronts. Flat awning spans the façade.	 
Site #: 15 HPI #: N/A Listing Status: Not Listed Date: ca. 1890 238 E Main Street, Vision Source (Billiards, Saloon) DoE: **Not Eligible** Characteristics: Single-story, pre-1900 commercial building with large storefront windows and a flat awning. Simple, decorative brick elements found in the upper portion of the façade wall. Historic images (Figure 48) indicates this building originally had a stepped parapet.	  

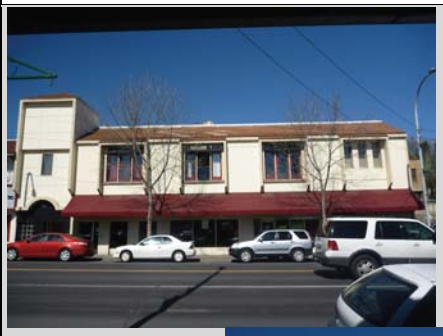
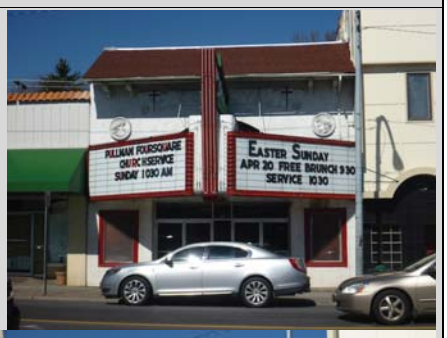
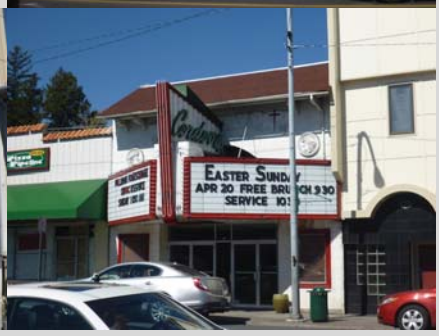
Survey Site Data	Site Photographs
Site #: 16 HPI #: N/A Listing Status: Not Listed Date: ca. 1893, 1929–49 230-234-236 E Main Street, Design Effects, Neil's Flowers & Gifts, Daily Grind Coffee House (Agricultural Implements) DoE: **Eligible**, contributing within a district Characteristics: Single-story commercial property with two-story rear elevations. Easterly portion appears to date back to ca. 1893 while the westerly portion appears to have been added in its current scale between 1929 and 1949. Large, commercial, storefront windows with a flat awning above. Faux paint effects are found on the upper portions of the walls.	  
Site #: 17 HPI #: N/A Listing Status: Not Listed Date: 1890 226 E Main Street, Licks Unlimited Soups & Sweets (Restaurant, Confectionary, Tobacco & Soft Drinks) DoE: **Not Eligible** Characteristics: Two-story, brick, 1890 building with decorative brickwork including corbelling and brick lintels and sills. Replacement sashes and a nonhistoric awning are found on this building with changes to the fenestration on the first level. An air-conditioning unit is found above the entry. This was built with one story in 1890 with the second story added by 1908.	  

Survey Site Data	Site Photographs
Site #: 18 HPI #: N/A Listing Status: Not Listed Date: ca. 1960 200-214-222 E Main Street, Creative Images Portrait & Design, Rico's Pub DoE: **Eligible**, contributing within a district Characteristics: Single-story, mid-century modern commercial building with a low, horizontal profile, blonde-brick veneer, and a strong yet undecorated façade elevation. Flat awnings cover two storefronts on the east side while a pent-roof awning covers the storefront on the west side. Vertical wood slats decorate the west elevation and vintage commercial signage remains.	     

Survey Site Data	Site Photographs
Site #: 19 HPI #: N/A Listing Status: Not Listed Date: ca. 1900, 1929–49 100-110 N Grand Avenue, Café Moro & Espresso, Fine Teas (Jeweler; Store, Gas & Oil) DoE: **Not Eligible** Characteristics: Single-story, L-shape commercial building. The southerly portion may date back prior to 1908, though the original small building of a similar scale in this location exhibited a chamfered southwest corner (see Figure 40). The northwest portion of the building was added between 1929 and 1949. A section in between these two sections is a modern addition. Doors and windows have been replaced, and additional openings have been added over time.	   
Site #: 20 HPI #: N/A Listing Status: Not Listed Date: 1908–29 114 N Grand Avenue, Hi Tek Nail & Tanning (Cream & Milk Station) DoE: **Eligible**, contributing within a district Characteristics: Single-story commercial building with sandy-colored brick exterior. Multi-part commercial storefront with a central entry, sidelights and large storefront windows. A large nonhistoric awning is found just below original, decorative brickwork.	 

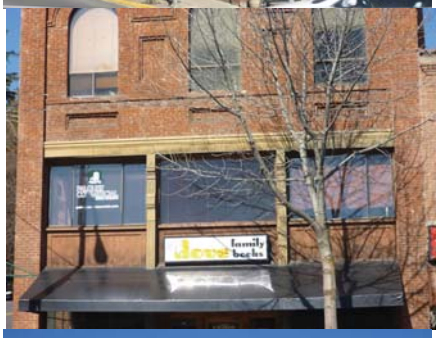
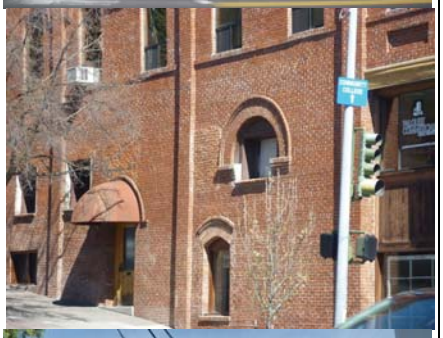
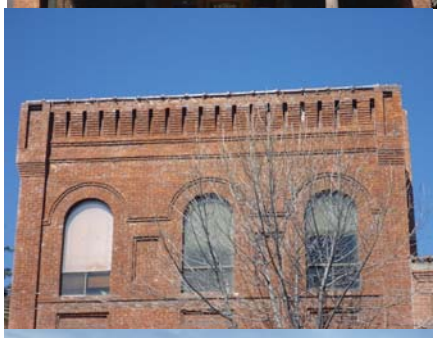
Survey Site Data	Site Photographs
Site #: 21 HPI #: N/A Listing Status: Not Listed Date: 1908–29 118-122 N Grand Avenue, Ric-O-Shay & the RTOP Theatre (Downen Building; Hardware, Tin Shop, Restaurant) DoE: **Eligible**, contributing within a district Characteristics: Single-story, brick, commercial building with stepped roofline and higher parapet above the center of the building. Three commercial storefronts are found on the building, with one retaining original wood-sash windows. The other two contain recessed entries, metal windows, a metal awning, and covered transoms.	  
Site #: 22 HPI #: N/A Listing Status: Not Listed Date: ca. 1920 130 N Grand Avenue, Stewart Title (Dance Parlor) DoE: **Eligible**, contributing within a district Characteristics: Simple, single-story, brick, commercial building. Windows and doors have been replaced and a flat-roof awning has been added. Brick exterior common to and indicative of the original period remains, along with terra cotta caps along the roofline.	 

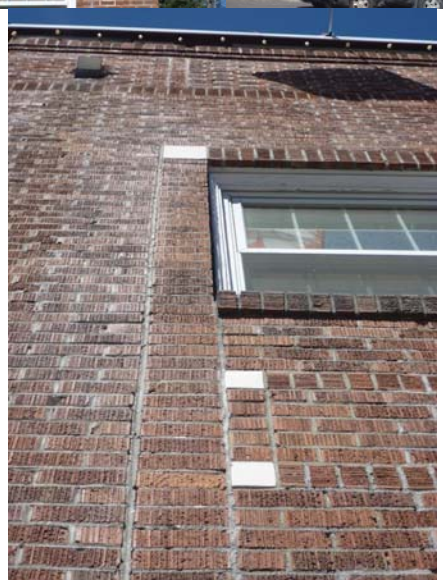
Survey Site Data	Site Photographs
Site #: 23 HPI #: N/A Listing Status: Not Listed Date: 1908–29 134 N Grand Avenue, RTOP Corner, Art Gallery, Thrift Boutique (Grocery) DoE: **Not Eligible** Characteristics: Single-story commercial with extensive alterations. A permastone veneer has been added the lower portions of the façade wall, while vertical boards are added above. A large awning covers a steel I-beam found between the large, replacement storefront windows and the transoms that have been covered with plywood. Original brick parapet walls are found on the north and south sides.	   
Site #: 24 HPI #: N/A Listing Status: Not Listed Date: N/A E Olsen Street & N Grand Avenue, Cougar Plaza (Blacksmith & Wagon Shop, Hotel Pullman) DoE: **Not Eligible** Characteristics: Former site of a blacksmith and wagon shop (pre-dating the 1889 Sanborn map), and the Hotel Pullman, which was present on the site by 1929. Site currently contains Cougar Plaza, a modern, open, plaza or park space with brick walls, a cougar statue, grass and walkway areas, and plantings.	   

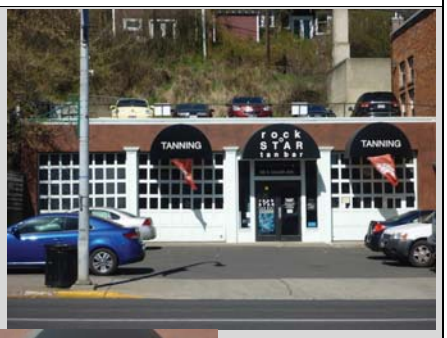
Survey Site Data	Site Photographs
Site #: 25 HPI #: N/A Listing Status: Not Listed Date: Contemporary 139-141-151 N Grand Avenue, H&R Block, Magic Game Shop DoE: **Not Eligible** Characteristics: A general store was on this site in 1891, by 1908 that building had been onto and then housed agricultural implements and a buggy depository. Between 1929 and 1949 the building had been demolished and replaced with a small service station. The site now contains a large parking lot and a two-story contemporary building ca. 1980 with commercial storefronts below, a large vinyl awning, and shouldered, wooden frames extending forward out around upper level windows.	  
Site #: 26 HPI #: WT00281 Listing Status: NRHP Listed, Individually: Cordova Theater Date: 1927 135 N Grand Avenue, Cordova Theater (Cordova Theater) DoE: **Eligible**, individually; contributing within a district Characteristics: Built in 1927 as a movie theater, being designed by significant Spokane architects Whitehouse and Price. Red Spanish tile no longer remains and doors have been replaced, but all of the architectural character and features remain including medallions, Cordova inscription on terra cotta, and prominent, historical theater sign and marquee. The current marquee dates to 1950 (WSU 2014). Listed to the NRHP in 2004 under Criteria A and C.	   

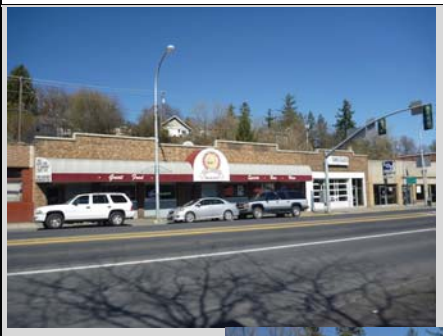
Survey Site Data	Site Photographs
Site #: 27 HPI #: N/A Listing Status: Not Listed Date: 1908–29 127-131 N Grand Avenue, Pipeline Pizza, Poppy Salon (Grocery, Meat) DoE: **Not Eligible** Characteristics: Single-story commercial building with two storefronts. Doors and windows have been replaced, and shaded by modern awnings. The upper portion of the building is clad in metal panels and the cornice line is finished with Spanish tile. Stepped roofline with small, central parapet is the only obvious feature of the building's original character.	  
Site #: 28 HPI #: N/A Listing Status: Not Listed Date: 1908–29 123 N Grand Avenue, Vacant (Garage, Store) DoE: **Not Eligible** Characteristics: Single-story commercial building, which has been highly altered. Storefront windows and a recessed entry are found on the lower portion of the façade, with a metal panel-covered, shed-roof awning above. The metal panel cladding carries through to the façade wall above the awning.	  

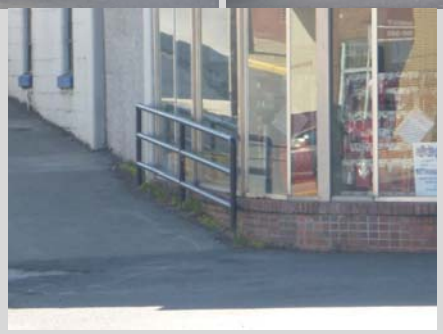
Survey Site Data	Site Photographs
Site #: 29 HPI #: N/A Listing Status: Not Listed Date: 1896–1908 119 N Grand Avenue, Rain Shadow Research (Printing & Office, Telephone Exchange) DoE: **Not Eligible** Characteristics: Narrow, single-story commercial space. Storefront windows and a recessed entry are located on the façade, sheltered by a vinyl awning. Vertical board siding covers the upper portions of the wall and the far sides of the lower walls on either side of the large commercial windows.	
Site #: 30 HPI #: N/A Listing Status: Not Listed Date: 1908–29 115 N Grand Avenue, Mandarin House Restaurant (Undertaker) DoE: **Eligible**, contributing within a district Characteristics: Two-story, early-twentieth century brick commercial building constructed for the undertaker. Nonhistoric storefront windows and a recessed entry topped by an awning are found on the lower level, while segmentally arched, one-over-one, wood-sash windows with brick, jack arches are found on the upper level. Decorative brickwork and terra cotta caps are found at the cornice.	  

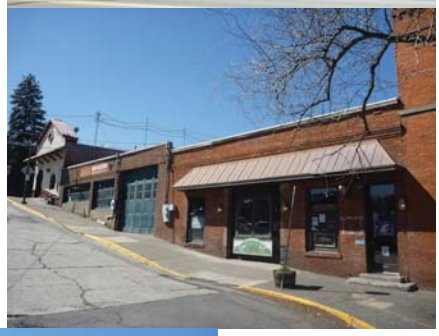
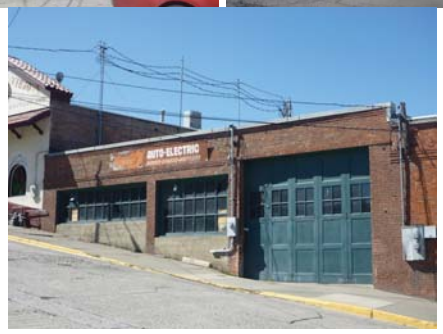
Survey Site Data	Site Photographs
Site #: 31 HPI #: 38-00273 Listing Status: Not Listed Date: ca. 1896 105 N Grand Avenue, Anawalt Building - Dove Family Books (Mason Building) DoE: **Eligible**, individually; contributing within a district Characteristics: Three-story, turn-of-the-century, brick, commercial building exhibiting Queen Anne elements. Sanborn maps indicate this was originally a two-story building, though historical images (Figures 61–62) indicate the building still retains its original exterior appearance and an additional level was only added on the interior. This space was finished as a furniture store and offices and evolved to offices with two dwellings in an addition on the rear. Windows and doors have been replaced, but the most character defining features have been retained, including brick arches, recessed brick panels, corbelling, and terra cotta panels. Though a portion of the original, larger storefront windows have been filled with brick to allow for an additional interior floor to be added, the detailed wood pilasters remain around the location of the original windows reflecting and retaining evidence of the building's two-story origins. A single-story, duplex unit is attached to the rear, having been added early in the building's history. Despite several remodels, the building was restored to its original appearance in 1978 (Pullman Main Street Program).	       

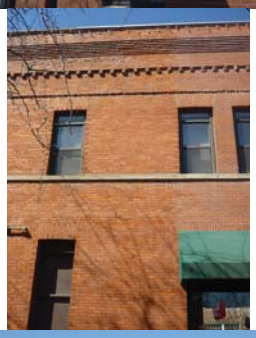
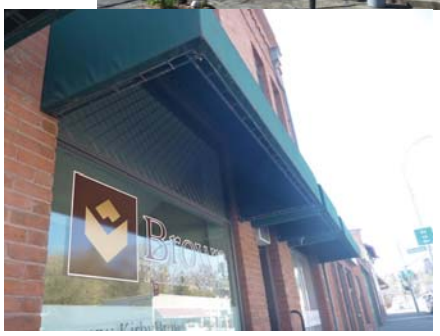
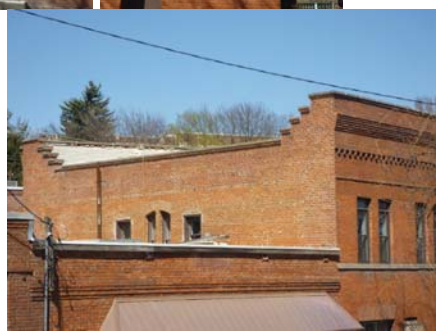
Survey Site Data	Site Photographs
Site #: 32 HPI #: N/A Listing Status: Not Listed Date: ca. 1925 107 S Grand Avenue, Market Square/Square One Building – Flirt, Prune Orchard, Rock Star Bar (Market Square; Garage) DoE: **Eligible**; contributing within a district Characteristics: Two-story, brick and tile, former garage and repair shop. Stretcher bond brick exterior with a Flemish bond parapet wall. Soldier course bricks create decorative patterns accented by glazed square tiles. Windows and doors have been replaced, though the building still exhibits strong elements of its period of construction.	    

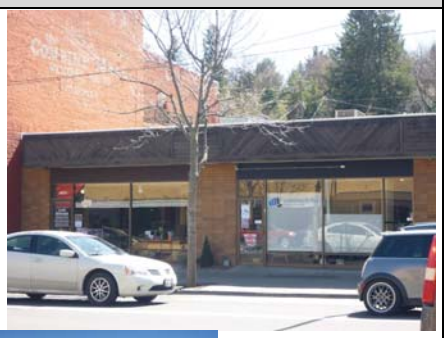
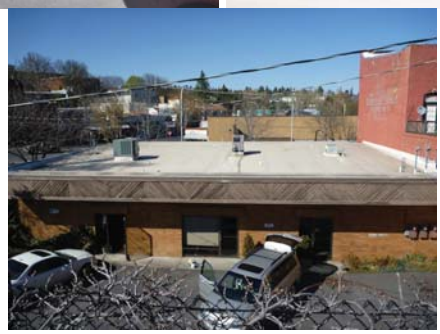
Survey Site Data	Site Photographs
Site #: 33 HPI #: N/A Listing Status: Not Listed Date: 1929–49 115 S Grand Avenue, Rock Star Tan Bar (Auto Service) DoE: **Not Eligible** Characteristics: Small, single-story building constructed as an auto garage, attached to the larger garage directly north at 107 S Grand Avenue (Site 32). Three vehicle bays and one entry with double doors, sidelights and transom. Square pilasters between each bay. Parking is on the roof, which is level with the street to the rear. Building has been altered, re-styled and modernized to hold non-automotive commercial businesses.	  
Site #: 34 HPI #: N/A Listing Status: Not Listed Date: 1908–29 165-185-187-195 S Grand Avenue, Sports Page Tavern, Elaine's Hair Studio, (Battery Shop, Plumber, Harness, Paint Shop) DoE: **Eligible**, contributing within a district Characteristics: Single-story, early-twentieth century building with mid-century modern restyling. Original red brick is visible at a seam between this building and its neighbor. The façade features aggregate panels and textured, blonde-brick veneer. Numerous storefront windows with brick-veneered bulkheads below, and entries with replacement, commercial-style windows and doors. Slight recessed panels are above openings – likely filling original transoms. Vinyl awning is above one business.	  

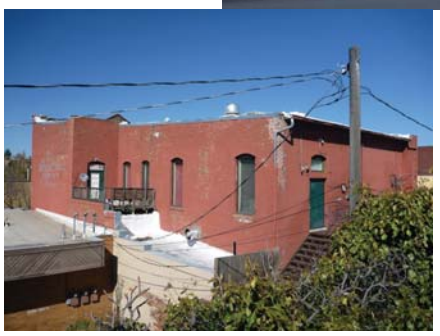
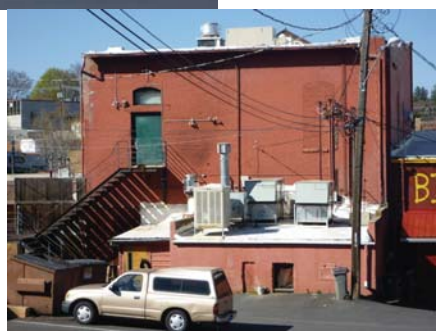
Survey Site Data	Site Photographs
Site #: 35 HPI #: N/A Listing Status: Not Listed Date: 1908–29 215 S Grand Avenue, My Office Bar & Grill, Sims Glass (Pop Factory, Tractor Storage, Paints & Wallpaper) DoE: **Eligible**, contributing within a district Characteristics: Single-story, brick, commercial building with three stepped-up parapet sections. Multi-colored rake bricks, with soldier course lintels. Large windows are set above panels clad in horizontal boards. One large vehicular bay found toward the north end of the building. Recessed panels beneath the parapets surrounded by decorative bricks. Concrete caps top the cornice.	  
Site #: 36 HPI #: N/A Listing Status: Not Listed Date: 1908–1929 245 S Grand Avenue, Machine Shop (Cabinet Shop) DoE: **Eligible**, contributing within a district Characteristics: Single-story, three-bay building with a large vehicular bay, a single door entry with two large windows with transoms beside the doorway, and three large windows with transoms. Wood-sash windows remain. Concrete blocks and concrete columns are found beside and below the windows. Multi-colored bricks are found at the top of the façade walls, laid in stretcher bond, with terra cotta caps lining the roofline.	  

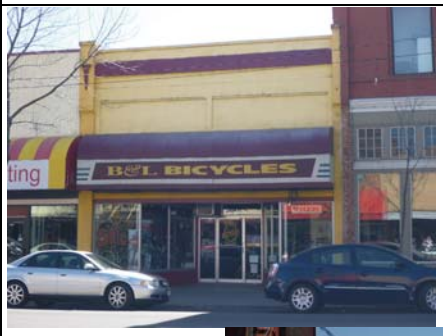
Survey Site Data	Site Photographs
Site #: 37 HPI #: N/A Listing Status: Not Listed Date: 1929–49 200 S Grand Avenue, Northwest Auto Parts (Auto Sales & Service, Gas & Oil) DoE: **Not Eligible** Characteristics: Single-story, concrete block and steel beam, service station. Replacement metal-sash windows curve around the northwest corner of the building set on a bulkhead of all header bricks. Smaller windows have been partially filled in with wood. Some openings retain original eight-light, metal-sashes. One vehicular bay on the south elevation; another on the north has been enclosed. A machine shop addition extends off the southeast corner. Faux vehicular bays have been painted on the west elevation.	  
Site #: 38 HPI #: N/A Listing Status: Not Listed Date: 1908–29 170 S Grand Avenue, Rancho Viejo Mexican Restaurant (Garage, Auto Body & Auto Sales, Office, Repair) DoE: **Not Eligible** Characteristics: Two-story brick building once an auto body and auto sales shop, with an office and repair area. Original brick is visible on north elevation, though the rest has been covered in stucco. Mission style parapet walls and Spanish tile roofs are found throughout as part of the building's remodel into a Mexican restaurant. Remnants of large vehicular bays are visible on the west elevation. Little else original remains readily visible.	   

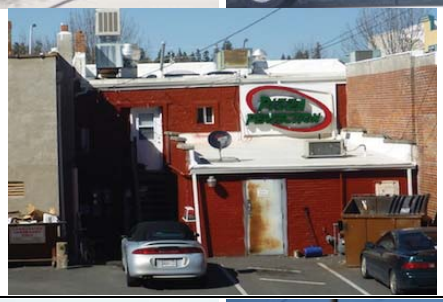
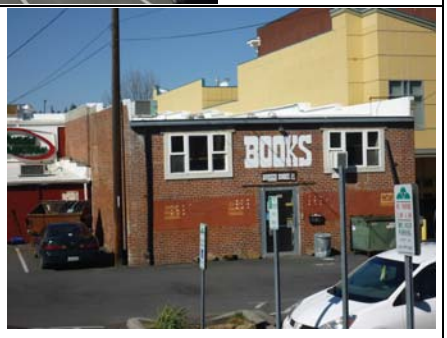
Survey Site Data	Site Photographs
Site #: 39 HPI #: N/A Listing Status: Not Listed Date: 1908–29 130-160 S Grand Avenue, Held's Auto Electric, Computer Repair (Agricultural Implements, Garage) DoE: **Eligible**, contributing within a district Characteristics: Single-story, brick building with horizontal brick band above the windows and doors. Original, multi-sectional, hinged, wooden doors with wood windows remain on both the front and back of the northerly portion of the building. Large, multi-light, wood-sash windows also remain. Windows and doors on the southerly end of the building have been modernized, but this has only moderately affected the building's appearance. Much of the original material and character remains, as does visual evidence of part of the building's original use as a garage.	      

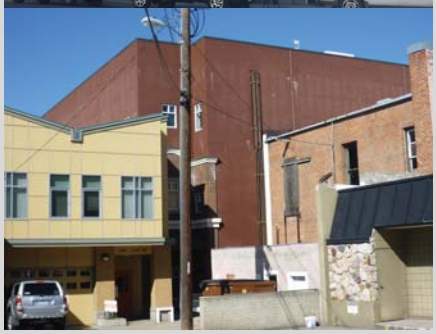
Survey Site Data	Site Photographs
Site #: 40 HPI #: N/A Listing Status: Not Listed Date: 1904–05 105 E Main Street, Carmel Minogue, Whitman County Humane Society, Brown Financial Services (Flatiron Building; Offices) DoE: **Eligible**, contributing within a district Characteristics: Two-story, brick Flatiron building with numerous office spaces, all of which the original entries into remain. Doors and windows have been replaced or altered and some have been covered with modern awnings. Some windows exhibit diamond-shaped, leaded-glass transoms. A small portion at the north tip of the building has been reconstructed following an accident involving a runaway truck that caused major damage to the front corner of the building, but it was done to match the original building. Brick corbelling is found at the cornice line. The building was constructed between 1904 and 1905, as planned by architect William Swain (Pullman Main Street Program; Triposo).	       

Survey Site Data	Site Photographs
Site #: 41 HPI #: N/A Listing Status: Not Listed Date: N/A Former High Street at E Main Street, High Street Mall (High Street) DoE: **Not Eligible** Characteristics: Former N High Street now closed off as a public plaza. The plaza features modern paving and bricks, as well as a curved brick bench seating area.	  
Site #: 42 HPI #: N/A Listing Status: Not Listed Date: 1960–70 205-209 E Main Street, Waddell & Reed, Martonick Law Offices DoE: **Not Eligible** Characteristics: Single-story, flat-roof commercial building with wide brick veneer and a wide cornice covered in diagonal and horizontal boards. Three bays on the façade each contain an entry door and two large windows.	  

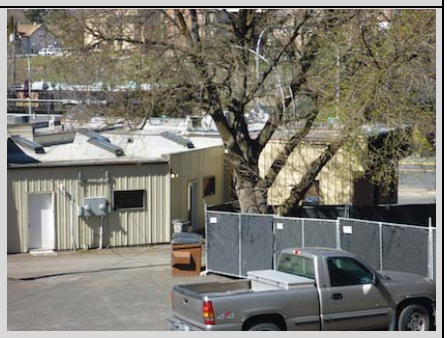
Survey Site Data	Site Photographs
Site #: 43 HPI #: N/A Listing Status: Not Listed Date: 1893–1896 215 E Main Street, The Combine Mall (Webb Block: Clothing, Phonograph, Confectionary, Tobacco, Soft Drinks, Billiards) DoE: **Eligible**, contributing within a district Characteristics: Two-story brick building built by Dr. H. J. Webb; known as the Webb Block until sold in 1907. Three commercial storefronts and an entry door leading directly to a stairway, which was an original element of the building. Large commercial windows are found across the façade over bulkheads, with wood-sash transoms above. Segmentally-arched windows are found on the second level as well as the rear and side elevations. Though some accounts note this building dates to 1891, it does not appear on the Sanborn maps until between the 1893 and 1896 editions. It is also said this building at one time housed the Pullman Herald and even the Post Office (Pullman Main Street Program). The building was renovated in 2005; though windows and doors have been changed, the general appearance of the façade with storefront windows, transoms, and at least one recessed entry, remains. It continues to represent its original period of construction.	    

Survey Site Data	Site Photographs
Site #: 44 HPI #: N/A Listing Status: Not Listed Date: ca. 1891 219 East Main Street, B&L Bicycles (Leitch Block) DoE: **Eligible**, contributing within a district Characteristics: Single-story, one-part commercial block with recessed entry, parapet, flat roof, and modernized storefront with awning.	  
Site #: 45 HPI #: N/A Listing Status: Not Listed Date: ca. 1891 223 East Main Street, j & h Printing (R. Block) DoE: **Not Eligible** Characteristics: Single-story, one-part commercial block with recessed entry, parapet, flat roof, and modernized storefront with a fabric awning.	 
Site #: 46 HPI #: N/A Listing Status: Not Listed Date: ca. 1891 227 East Main Street, Saunders Interiors (R. Block) DoE: **Not Eligible** Characteristics: Single-story, one-part commercial block with off center, recessed entry, parapet, flat roof, and modernized storefront.	 

Survey Site Data	Site Photographs
Site #: 47 HPI #: N/A Listing Status: Not Listed Date: ca. 1889 231 East Main Street, Pizza Perfection (Fariss Bros. Hardware) DoE: **Eligible**, contributing within a district Characteristics: Single-story, one-part commercial block with off-center, recessed entry, parapet, flat roof, and modernized storefront entry and display windows.	  
Site #: 48 HPI #: N/A Listing Status: Not Listed Date: ca. 1889 265 East Main Street, Brused Books (Fariss Brothers Hardware) DoE: **Not Eligible** Characteristics: Single-story, one-part commercial block with modernized, centered, slightly recessed storefront entry and display windows, a parapet and flat roof.	 
Site #: 49 HPI #: N/A Listing Status: Not Listed Date: Contemporary 245 East Main Street, Taylor Engineering Inc. DoE: **Not Eligible** Characteristics: Contemporary, two-story, with a symmetrical façade, Y-shaped roof, and railings at second story windows. Rear elevation features inset two-car garage door, inset entry door and windows at second story.	 

Survey Site Data	Site Photographs
Site #: 50 HPI #: 38-00349 Listing Status: Not Listed Date: 2002 255 East Main Street, Town Centre DoE: **Not Eligible** Characteristics: Three-story commercial building with corner entry with large clock above and balconettes, brick veneer exterior walls, cultured stone window lintels and sills, angled, metal awnings, wall buttresses, modillions under cornice, string course and parapet. Corner Drug store formerly located on this site as referenced on previous HPI survey form is no longer extant.	   
Site #: 51 HPI #: N/A Listing Status: Not Listed Date: Contemporary 301 East Main Street, US Bank DoE: **Not Eligible** Characteristics: One-story, brick veneer bank building with a two-story, front-gabled, corner entry. Multi-pane ribbon windows at north elevation, parapet, flat roof, contrasting string course, and concrete foundation.	  

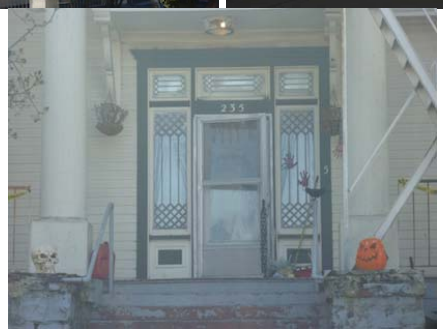
Survey Site Data	Site Photographs
Site #: 52 HPI #: Surveyed, No # Assigned Listing Status: Not Listed Date: 1915 315-317-337 East Main Street, Audian Theater, Palouse Specialty Foods and Basilio's Italian Cafe, (Jackson Block/Grand Theater) DoE: **Eligible**, individually; contributing within a district Characteristics: One-story brick with terracotta details and ornamentation including two-part string course, plaques, rosettes, coping, and a seven-part name plaque. One-part commercial block theater building with display windows, transoms and theater marquee. Some original windows remain extant. Building originally constructed 1915 as the Grand Theater, renovated to the Audian Theater in 1930 and expanded in 1936 when a neighboring building was demolished (WSU, 2014).	    
Site #: 53 HPI #: N/A Listing Status: Not Listed Date: Contemporary 425 East Main Street, Washington Federal DoE: **Not Eligible** Characteristics: One-story with loft, brick façade, wide overhanging metal-clad cornice, flat roof, and enframed window walls at each entry. Metal, hip-roofed covered drive-through banking lanes and drive-up window are present. A parking lot is present at this site.	 

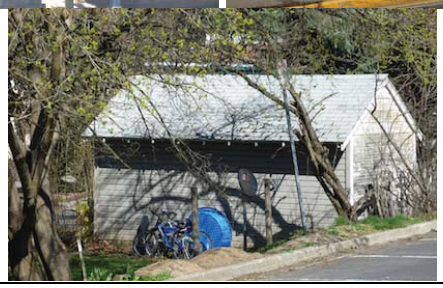
Survey Site Data	Site Photographs
Site #: 54 HPI #: N/A Listing Status: Not Listed Date: Contemporary 485 East Main Street, Chevron Gas Station DoE: **Not Eligible** Characteristics: One-story food mart with flat roof, metal frame doors and windows, and textured concrete-block construction. Flat metal canopy over four gas pumps and corner signage with Chevron logo and gas prices.	 
Site #: 55 HPI #: N/A Listing Status: Not Listed Date: Contemporary 515 East Main Street, Beasley Realty DoE: **Not Eligible** Characteristics: One-story, brick-veneered, commercial building with projecting, metal-faced, decorative cornice featuring gable peaks over entry doors and corner greenhouse window. Nearly triangular plan. Flat roof with skylights. Small parking lot and roadside lighted signage.	 

Survey Site Data	Site Photographs
Site #: 56 HPI #: N/A Listing Status: Not Listed Date: ca. 1929 125 SE Spring Street, Belltower Event Venue and Hills Church, (Baptist Church) DoE: **Eligible**, contributing within a district Characteristics: Tall, one-story, blonde brick church with L-shaped plan. Features round-arched, stained-glass windows, a stained-glass, oculus window, cross-gabled roof, narrow eaves, and original wood-sash windows. Prominent on the building is a bell tower, which breaks the eave, and is capped by a tall, narrow, tapering spire and cross finial.	    
Site #: 57 HPI #: N/A Listing Status: Not Listed Date: ca. 1900 215 SE Spring Street, Dwelling DoE: **Not Eligible** Characteristics: Altered, one-and-one-half story, frame dwelling with gable and wing plan. Wood siding, filled-in shed-roofed porches, shed-roofed square bay, hip-roofed addition at south elevation, and few historic windows.	 

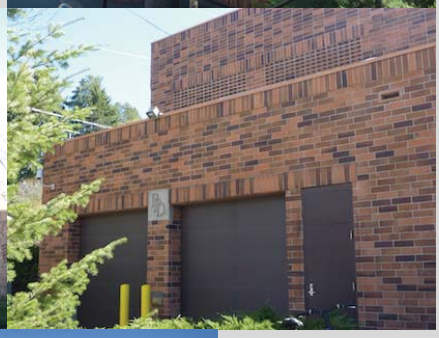
Survey Site Data	Site Photographs
Site #: 58 HPI #: N/A Listing Status: Not Listed Date: ca. 1910 225 SE Spring Street, Dwelling DoE: **Not Eligible** Characteristics: Altered, one-story, hip-roofed cottage with a rectangular plan, shed-roof entry porch, and filled-in, shed roof rear the entry porch. Narrow clapboard siding and composition shingle roof. Replacement windows throughout.	 
Site #: 59 HPI #: N/A Listing Status: Not Listed Date: ca. 1949 230 Daniel Street, Dwelling DoE: **Not Eligible** Characteristics: One-story, multi-unit, Minimal Traditional with walk-out basement and brick veneer. The property retains its original form and use and reflects social and economic associations with Pullman's downtown as well as its unique characteristic for possessing and retaining residential dwellings so near the downtown.	 

Survey Site Data	Site Photographs
Site #: 60 HPI #: N/A Listing Status: Not Listed Date: ca. 1960 455 SE Paradise Street, Manor Lodge Motel (Motel) DoE: **Not Eligible** Characteristics: Motel comprised of two buildings, one rectangular plan and one L-shaped plan. Buildings are constructed of concrete block with raised square detailing on the end walls. Vinyl slider replacement windows are present. The façade and eaves are wrapped in vinyl siding. The building rests on a concrete foundation and has a flat roof with overhanging eave. Parking lots are found in front and rear. Tall, nonhistoric Manor Lodge Motel sign is set on a pole with a neon vacancy sign and neon Motel sign with lights and arrow.	    
Site #: 61 HPI #: N/A Listing Status: Not Listed Date: Contemporary Paradise & Daniel Streets, City Parking Lot DoE: **Not Eligible** Characteristics: Blacktop parking lot. Historic entry steps, capped stone wall and landscaping extant from previously demolished house.	 

Survey Site Data	Site Photographs
Site #: 62 HPI #: N/A Listing Status: Not Listed Date: 1906 235 Daniel Street, Dwelling (Squires House) DoE: **Not Eligible** Characteristics: Two-and-one-half story, Greek Revival style, multi-unit dwelling. Pedimented entry portico atop Tuscan columns. Leaded-glass sidelights and transoms surround front entry door. Second level balcony above front door supported on brackets. Stone foundation, tall brick chimney. Shed-roofed dormers. Many vinyl or metal replacement windows, and nonhistoric doors. Fire escape attached to façade.	    
Site #: 63 HPI #: N/A Listing Status: Not Listed Date: ca. 1950 410 East McKenzie Street, Apartments DoE: **Not Eligible** Characteristics: One story with full daylight basement, L-shaped plan, vinyl siding, vinyl windows, fiberglass doors, composition shingle roof.	 

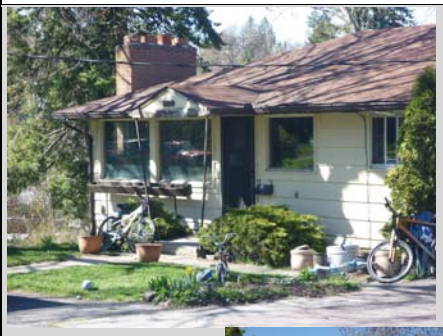
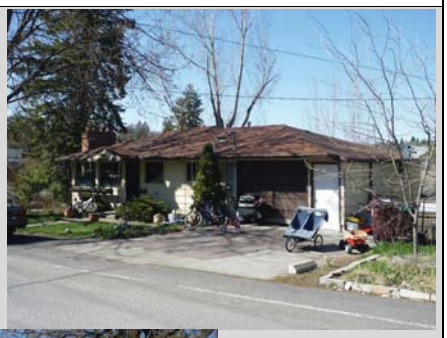
Survey Site Data	Site Photographs
Site #: 64 HPI #: N/A Listing Status: Not Listed Date: ca. 1915 230 North Pine Street, Dwelling DoE: **Not Eligible** Characteristics: One-story, hip roof dwelling with partial basement and rectangular plan. Rough-face block foundation. Entry vestibule added to front of filled-in original porch, changes to rear entry porch, changes in fenestration and replacement vinyl windows. Historic gable-front, single-car garage also on site.	   
Site #: 65 HPI #: N/A Listing Status: Not listed Date: ca. 1929 405 SE Paradise Street, Dwelling DoE: **Not Eligible** Characteristics: One-and-one-half story, side-gabled Craftsman with gable front porch roof, tapered columns, exposed rafter tails, bargeboards, brackets, and rusticated-block foundation. Nonhistoric attached garage.	    

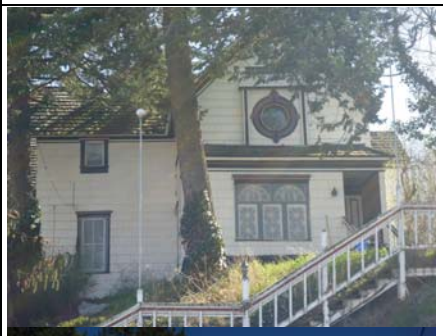
Survey Site Data	Site Photographs
Site #: 66 HPI #: N/A Listing Status: Not listed Date: ca. 1915 415 SE Paradise Street, DoE: **Not Eligible** Characteristics: One-and-one-half story, cross-gabled Craftsman style with inset entry at corner, shed roof dormer, tall brick shouldered outside chimney, addition at east elevation, replacement windows, concrete foundation, and historic single car garage.	  
Site #: 67 HPI #: N/A Listing Status: Not listed Date: 1970 325 SE Paradise Street, City Hall DoE: **Not Eligible** Characteristics: Two-story, central block with wings, modern, civic building atop an open parking garage. Original, round globe sconces light the garage. Wings feature brick veneer walls broken up by two-story window bays with dark glazing and white stucco bands. A wide, white, cornice band surrounds the building. The central block is set back with brick banding detail and low, dark windows. It is fronted by a balcony with a metal balustrade. This building may be eligible for the NRHP once it reaches the 50-year mark, as a locally significant example of late, mid-century modern, civic architecture (Figure 63).	   

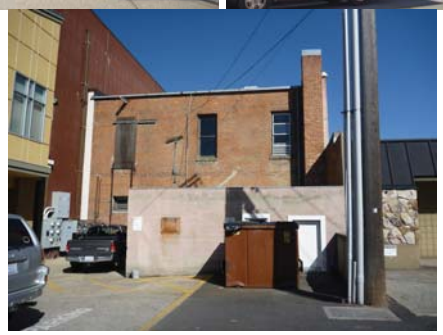
Survey Site Data	Site Photographs
Site #: 68 HPI #: N/A Listing Status: Not Listed Date: 1986 260 SE Kamiaken Street, Pullman Police Department building DoE: **Not Eligible** Characteristics: Two-story, multi-colored brick veneer walls in running bond pattern. Long ribbon of glass/window wall at entry, and single, non-operable windows evenly spaced at first and second levels. Soldier course brick detail at top of cornice and bottom of wall. Bricks set in modern stack bond encircle the building at the cornice. Round globe lighting found at the front entry, pierced brick vents are in the wall at the east elevation, and the letters "PPD" are incised onto cast stone plaques at pilasters between garage bays at south elevation. This building is a compatible and complementary later addition to the site containing City Hall (Site 67).	    

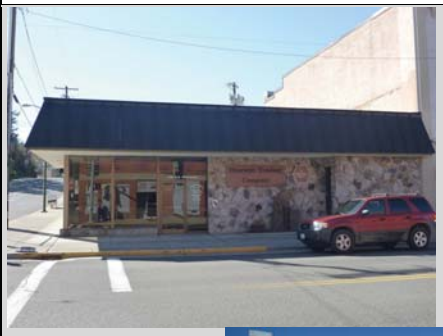
Survey Site Data	Site Photographs
Site #: 69 HPI #: N/A Listing Status: NRHP Listed, Historic US Post Offices in Washington: 1893-1941 MPD and Individually Listed (2003) Date: 1930 245 SE Paradise Street, Paradise Creek Brewery & Brew Pub (U.S. Post Office - Pullman) DoE: **Eligible**, individually; contributing within a district Characteristics: Neo-classical style with a formal, classical entry with Doric pilasters, pedimented hood and fanlight. Exterior walls are blond brick with terra cotta and sandstone detailing. The symmetrical façade features insert arch detail, twelve-over-twelve, double-hung, wood-sash windows with simple, flat, brick hoods and stone sills. The building is elevated several feet above the street due to the sloped site. Inside the main lobby the building retains marble wainscoting, terrazzo and marble floors, original light fixtures, skylights, and stained wood trims and doors. Restrooms retain historic layouts, fixtures and materials. Brewery entrance is at the façade, below grade.	     

Survey Site Data	Site Photographs
Site #: 70 HPI #: N/A Listing Status: Not Listed Date: Contemporary 220 SE Kamiaken Street, Pioneer Square Apartments DoE: **Not Eligible** Characteristics: Five-story, parallelogram-shaped, two-part building connected by hallway with angled windows, grooved finish concrete block construction, parapet, flat roof on southern half of building and shed roof on northern half. Broad white stuccoed bands between floors under windows at both north and south elevations, balanced by the broad white cornice. Wide, deep, shed roof covered drive-through entry.	  
Site #: 71 HPI #: N/A Listing Status: Not Listed Date: ca. 1940 220 East McKenzie Street, Dwelling DoE: **Not Eligible** Characteristics: One-and-one-half story, front-gable dwelling on steeply sloping lot with walk-out basement. Some Craftsman style details, some English cottage details. Changes to fenestration. Vinyl windows.	 
Site #: 72 HPI #: N/A Listing Status: Not listed Date: ca. 1940 210 East McKenzie Street Dwelling DoE: **Not Eligible** Characteristics: One-and-one-half story Minimal Traditional with walkout basement and T-shaped plan. Entry gable, wood-sash picture windows.	 

Survey Site Data	Site Photographs
Site #: 73 HPI #: N/A Listing Status: Not listed Date: ca. 1955 200 East McKenzie Street, Dwelling DoE: **Not Eligible** Characteristics: One-story low hipped roof, small gable porch roof on angled iron poles, picture windows, integral single-car garage, aluminum siding, quadruple-flue brick outside chimney, parged concrete foundation, walk-out basement on steeply sloping lot.	  
Site #: 74 HPI #: N/A Listing Status: Not listed Date: ca. 1940 220 High Street, Dwelling DoE: **Not Eligible** Characteristics: One-story cross-gabled, Minimal Traditional dwelling with inset entry, three-window bay, filled in integral single-car garage, and aluminum siding.	 
Site #: 75 HPI #: N/A Listing Status: Not Listed Date: ca. 1920 208-210 High Street, Dwelling DoE: **Not Eligible** Characteristics: One-story, gable front, duplex dwelling with full basement. Altered entrance with original porch filled in and new entrance opened at north elevation. Vinyl siding. Historic fence.	 

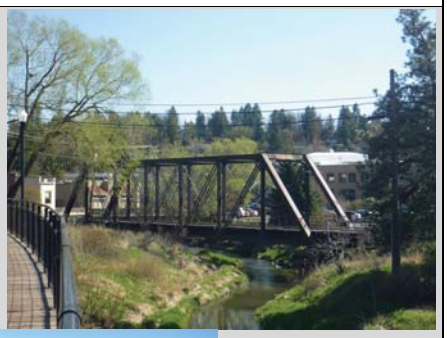
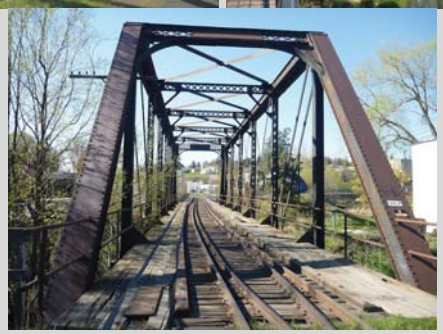
Survey Site Data	Site Photographs
Site #: 76 HPI #: N/A Listing Status: Not listed Date: ca. 1892 215 SE Paradise Street, Dwelling DoE: **Not Eligible** Characteristics: Highly altered, one-and-one-half story, multi-unit dwelling, with shingled walls and roof, eyebrow window, oculus windows, double-hung, wood-sash windows, and numerous entry doors.	     
Site #: 77 HPI #: N/A Listing Status: Not Listed Date: ca. 1920 205 SE Paradise Street, Dwelling DoE: **Not Eligible** Characteristics: One-and-one-half story, gable-oriented dwelling with an unusual twin-gabled roof over a full width porch. Exterior walls are a combination of stucco and shingles. Roof is wood shingled. Altered porch and rear entry.	  

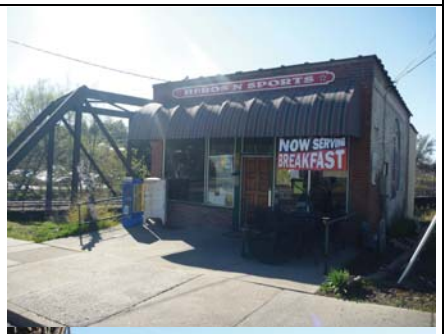
Survey Site Data	Site Photographs
Site #: 78 HPI #: N/A Listing Status: Not Listed Date: N/A Paradise Street between High and Kamiaken Streets, Parking Lot DoE: **Not Eligible** Characteristics: This is a city parking lot on the site of a now demolished four-unit apartment building.	
Site #: 79 HPI #: N/A Listing Status: Not Listed Date: ca. 1893 145 SE Kamiaken Street, Glassphemy, Shear Heaven (Pullman Mercantile Co., Pullman Post Office, I.O.O.F.) DoE: **Eligible**, contributing within a district Characteristics: Two-story, two-part commercial block, brick building with metal awning, altered transoms and storefront, original, segmental, arch-top windows at second level, and arcaded corbel detail and pilasters at façade.	  

Survey Site Data	Site Photographs
Site #: 80 HPI #: N/A Listing Status: Not Listed Date: ca. 1965 155 SE Kamiaken Street, Hinrich's Trading Company DoE: **Not Eligible** Characteristics: One-story commercial building with low, Mansard-style roof, applied Permastone on both east and south elevations, tiled wall at west elevation, corner display windows at façade, and various entry doors on all elevations.	  
Site #: 81 HPI #: N/A Listing Status: Not Listed Date: ca. 1909-1929 150 SE Kamiaken Street, Pullman Moose Lodge (Russell Hotel) DoE: **Not Eligible** Characteristics: Two story, two-part commercial block. This is a brick building, the former Russell Hotel. Street level entrance inset with aluminum sash door and sidelight, six, double-hung, wood-sash, windows extant at street level with glass painted black, other openings and all windows at second level filled in with various materials. Historic neon Moose Lodge sign and modern Moose sign.	  

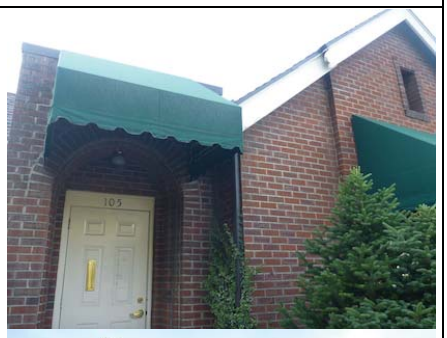
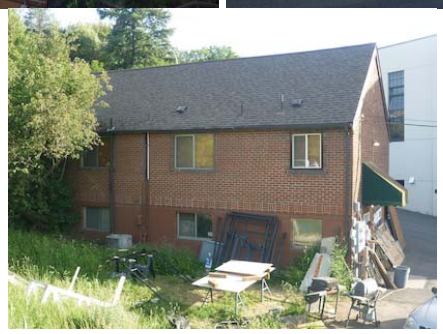
Survey Site Data	Site Photographs
Site #: 82 HPI #: 38-00327 Listing Status: Not Listed Date: 1926 200 NE Kamiaken Street, Porch Light Artisan Pizza (Hutchinson Studio/Carson Building/Swillys) DoE: **Eligible**, contributing within a district Characteristics: Wedge-shaped, one-story, brick commercial building with blonde-colored brick veneer at façade, and red and blonde solid brick masonry walls at north and south elevations. Spanish tiled, shed-roof extensions with contemporary windows and transoms flank projecting entry bay that shields a pair of doors. Cast-stone, Mission-style lintel spans opening. Multiple canales in pairs and threes are present at tile-capped parapet. Bricks are braided at southwest corner. Historically this building served as the photography studio for Raymond Hutchison, a portrait photographer (WSU, 2014).	   

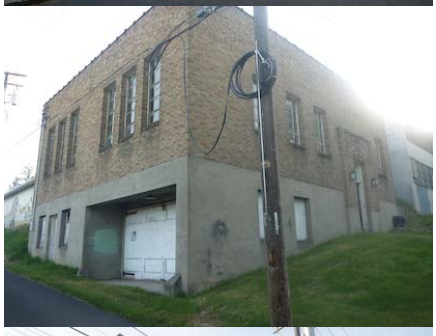
Survey Site Data	Site Photographs
Site #: 83 HPI #: N/A Listing Status: Not Listed Date: 1930 Kamiaken Street, between Olsen and Palouse Streets, SE Kamiaken Street Bridge DoE: **Eligible**, contributing within a district Characteristics: Reinforced concrete bridge supporting two lanes of roadway and sidewalks along both sides. The balustrade is pierced with segmental arched openings and each end pier features a tapered, incised concrete stem for an ornate iron and glass light fixture, which is similar to light fixtures present at the old Post Office (Site 69). The bridge spans the South Fork of the Palouse River. This bridge replaced a steel bridge with a wood approach that had replaced a ca. 1900 wooden wagon bridge. Nearby are a replica artesian well monument and fountain (April 11, 1988) and a monument for the old Pullman City Hall (built 1892, rebuilt 1934). This bridge is strongly tied in style, form, character, and use to its period of construction and remains a representation of Pullman's growth during the period.	  

Survey Site Data	Site Photographs
Site #: 84 HPI #: N/A Listing Status: Not Listed Date: ca. 1900 West of Kamiaken between Olsen & Palouse Streets, Oregon Railway and Navigation Company Railroad Bridge DoE: **Eligible**, contributing within a district Characteristics: Pratt-type, iron, through truss bridge set on heavy timber cribbing and round pilings. Riveted inclined end posts, riveted top chords, lattice bracing with pin connections, diagonal and counter bracing ties, top lateral bracing, and triangular bracing at floor beam (NPS, 1976). This bridge is strongly tied in style, form, character, and use to its period of construction and remains a representation of Pullman's growth during the period. It is still in use today.	  
Site #: 85 HPI #: 38-00329 Listing Status: Not Listed Date: ca. 1920 240 NE Kamiaken Street, Spot Shop Cleaners (Restaurant) DoE: **Not Eligible** Characteristics: Wedge-shaped, one-story, one-part commercial building that was built ca. 1920 and was originally used as a restaurant. Flat roof and parapet. Central recessed entry with metal awning, display windows on canted bulkheads, and filled in transoms. Aluminum siding, lattice, and Spot Shop Cleaners sign above entry.	 

Survey Site Data	Site Photographs
Site #: 86 HPI #: N/A Listing Status: Not Listed Date: ca. 1930 245 NE Kamiaken Street, Heros N Sports (shop with dry cleaning in basement) DoE: **Eligible**, contributing within a district Characteristics: Wedge-shaped, one-story, brick veneer, flat-roof building with parapet. Round-arch canvas awning. Display windows above brick bulkheads, replacement entry door. Painted murals. Concrete block addition to rear.	   

Survey Site Data	Site Photographs
Site #: 87 HPI #: N/A Listing Status: Not Listed Date: 1916 330 N Grand Avenue, Pufferbelly Depot (Northern Pacific Railroad Freight and Passenger Depot) DoE: **Eligible**, contributing within a district Characteristics: One-and-one-half story, brick veneer train depot with linear plan and gable-on-hip roofs. Two large, cast-stone-capped parapets that frame the former freight and baggage room and waiting room portion of the building. Smaller parapets are found fronting the gables. Three windows in a stair-step pattern pierce the gable end. Cast stone lintels, sills and water table. Metal roofs. Some historic windows extant, some changes have been made to fenestration. Multiple train cars are situated on site on the passenger loading or track-side of the building, are now used as office space. This property continues to strongly represent its original form, type, style, and character and is a clear visible representation of its original period and use. This is related to numerous elements of Pullman's developmental context.	    

Survey Site Data	Site Photographs
Site #: 88 HPI #: N/A Listing Status: Not Listed Date: ca. 1940 105 NE Spring Street, YMCA (Seventh Day Adventist Chapel) DoE: **Eligible**, contributing within a district Characteristics: One-and-one-half story, raked brick veneer building with an L-shaped plan. Crossing gable roof, arched openings, brick surrounds, elaborated bargeboard, basket-weave pattern brick water table, parged concrete foundation, and fabric awnings. Though it may appear to be a residential building, this property was originally a chapel, a use made evident by its unexpectedly large picture window on the façade and lack of any windows on the rear.	    

Survey Site Data	Site Photographs
Site #: 89 HPI #: N/A Listing Status: Not Listed Date: 1938 105 NW Olsen Street & 135 Northwest State Street, Pullman School District Facility Operations (Automatic Telephone Exchange building) DoE: **Eligible**, contributing within a district Characteristics: Two buildings attached to each other at rear elevation. One is a two-story, brick veneer building with a heightened concrete foundation, metal-sash windows, parapet, and flat roof. The other building features a single story with basement, mid-century modern concrete construction. It exhibits a brick veneer exterior and expansive ribbons of windows.	       

DEVELOPMENT TRENDS

Architectural styles and forms in the survey area generally reflect the periods of construction, however, as most of the surveyed resources are commercial buildings, only a few have a distinct, named architectural style. Following is a list of those styles represented throughout the survey area (five resources were not considered for their architecture: two parking lots and three plazas [Sites 9, 24, 41, 61, 78]):

- Commercial, no named style – 36
- Modern/Contemporary – 16
- Vernacular, residential – 6
- Art Deco/Art Moderne – 5
- Minimal Traditional, residential – 4
- Mid-Century Modern – 4
- Craftsman, residential – 3
- Spanish Colonial/Mission – 2
- Neo-Classical – 2
- Miesian/New Formalism – 1
- Church – 1
- Depot – 1
- Train Truss – 1
- Queen Anne – 1
- Greek Revival, residential – 1

The predominant architectural style within the survey area is period commercial construction, which is primarily centered within the commercial downtown core. Most of these buildings are brick, with some having been parged or stuccoed. Most have undergone minor changes to their storefronts, such as the use of replacement doors, updating of display windows or transoms (though the original location, scale and fenestration is typically retained), and updating of materials to bulkheads. A few have undergone changes to their cornices and parapets. Awnings have been added to many of the buildings, although many of these were added during historical periods including numerous flat awnings estimated to have been added to many of Pullman's downtown buildings between the 1920s and 1940s. Awnings of this style were present in many historical photographs (Figures 47, 48, 66).

The survey area is anchored at the east by the Washington National Guard Building (Site 1) (Figure 56) and the Baptist Church/Belltower Events Venue (Site 56). These buildings both date ca. 1930, having been added slightly later on the outskirts of downtown.

Anchoring the west end of the survey area are a string of early buildings along both sides of S Grand Avenue that date between ca. 1880 up to 1929. In this area, some of the more noteworthy properties include the Cream & Milk Station/Hi-Tek Nail & Tanning (Site 20); the Downen Building/RTOP Theatre (Site 21); Undertaker/Mandarin House Restaurant (Site 30); Mason Building/Anawalt Building (Site 31) (Figures 61–62); Market Square (Site 32); Battery Shop/Sims Glass (Site 34), Pop Factory/My Office Bar & Grill (Site 35); Agricultural Implements/Held's Auto Electric (Site 39); and the Flatiron Building (Site 40) (Figure 41).

Centrally located within the survey area, several noteworthy properties date between ca. 1880 and 1929 including: Power Smoke Shop & Indian Grocery (Site 6); Lily Bees Consignment (Site 7); Thomas Hammer Coffee (Site 8) (Figure 57); Seattle First National Bank/American

West Bank (Site 12) (Figures 58–59); Design West Architects et al (Site 13) (Figure 60); the Webb Block/Combine Mall (Site 43) (Figure 38); and the Audian Theater and Basilio's (Site 52).

Some of the strongest local development trends that have affected both the current survey area and the city of Pullman include: population; the presence of Washington State University; regional farming; and the railroads. Pullman's population grew by an increase of nearly 259% between 1890 and 1920, rising from 868 to 2,440. This corresponds to directly to the period containing the highest number of buildings constructed within the survey area during that same time frame. A trend during this time was the use of brick as the favored building material in reaction to previous fires; a trend also reflected in many cities nationally during this same period. Pullman's downtown experienced devastating fires in 1886, 1887 and 1890, causing the loss of many of the original, frame buildings. Rebuilding using brick helped to allay the fear of future losses due to fire. Improvements in water delivery systems, firefighting apparatus and alarm systems helped to make fire less of a threat as well.

Another jump in population occurred during the post-World War II era with an increase of 172%, from 4,417 to 12,022. This population boom can be largely attributed to troops returning home, the passage of the G.I. Bill, and a related jump in the student population at WSU. All of these factors came together leading to an increase in residential construction. With every fluctuation in population numbers, a corresponding trend can be seen in Pullman's historic fabric. More people led to more commercial and residential construction, while periods of struggle, like the Great Depression, saw less construction.

Persistent growth of Washington State University will continue to be a pull factor for construction of college-related businesses and services, and for additional residential housing. Diversification within regional farming to include not only additional varieties of wheat, but lentils, barley, oats, peas and rapeseed, plus advances in farm machinery and technologies, will continue to keep Pullman strategic and competitive within the agricultural realm. This status will keep pressure on the city to accommodate changes. The reversal of the decline in rail shipping will also help to maintain this important part of Pullman's history into the future. As rail continues to be an economically feasible shipping method, Pullman's location as a crossroads for rail traffic will continue to be pertinent.

An additional development trend noted within the survey area is the interior reconfiguration of extant buildings. Some of this change is in response to changes in business activities within the buildings. Rarely are these interior changes evident from the exterior of a building nor does it typically effect the fabric of a downtown commercial district. Another type of change that has become common during the mid- to late-twentieth century, both locally and nationally, is the construction of commercial, industrial and retail centers in outlying areas. In Pullman these can be found to the north, including the Pullman Industrial Park, home to Schweitzer Engineering Laboratories and smaller examples including the small strip mall within the current survey area (Site 4). Typically this type of growth can cause a decline in downtowns, causing rising vacancy rates and rising lease rates. Sometimes this development also brings with it the unfortunate demolitions of older buildings as they fall into disrepair from sitting vacant. Additionally, as new buildings are constructed to accommodate growth, modernization or other changes in needs, there can be a corresponding demolition of the older building. Despite some local examples of this, including Pullman's police station, the city's downtown commercial core has remained strong and retains high levels of historical significance and integrity – a feat many similar Main Street districts have not been able to accomplish.

Alterations are a constant threat to historic properties. Urban renewal efforts between the 1960s and 1980s led to changes to the material of some historic buildings often seen in changes to windows and doors, or the application of veneers meant to modernize the building's appearance (Site 23). Sometimes these changes resulted in a full restyling of a building (Site 13) or even its demolition, which is evident by the presence of a few surface parking lots in Pullman's downtown core



Figure 56: Armory (Site 1) (Ivan Shirrod Collection)



Figure 57: The former J. C. Penney's, constructed ca. 1930 at 410 E Main Street, shown here in the flood of 1948 (Site 7) (Luedeking)





Figure 58: Seattle First National Bank, Pullman Branch (Site 12), undated image (Left) (Ivan Shirrod Collection)

Figure 59: Seattle First National Bank, Pullman Branch (Site 12), 1950 (Right) (City of Pullman Image Collection)







Figure 60: Pullman's First National Bank Building (Site 13), 1954 (top, prior to renovation); 1959 (lower left); ca. 1960 (lower right) (Ivan Shirrod Collection)

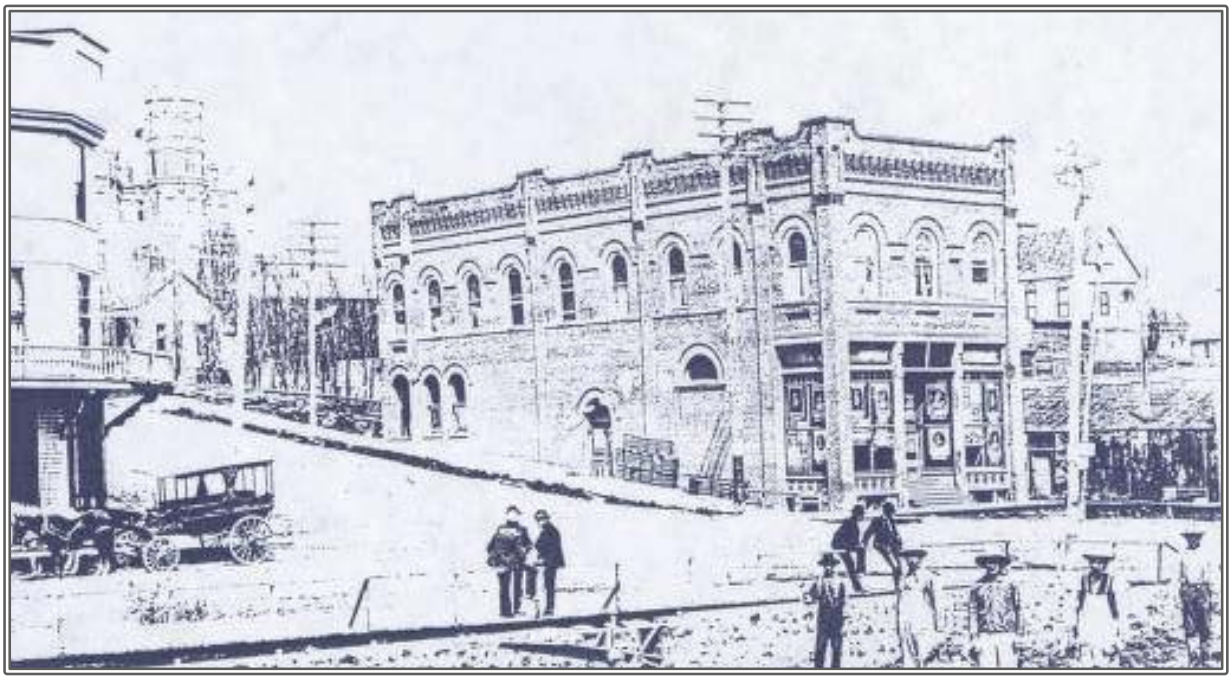


Figure 61: Corner of Main and Grand including direct view of Site 31, ca. 1900 (Ivan Shirrod Collection)



Figure 62: Northeasterly overview at the rear and south side elevation of Site 31, 1905 (City of Pullman Image Collection)



Figure 63: Conceptual sketch for new City Hall design, 1966 (Site 67) (City of Pullman Image Collection)



Figure 64: Northwest corner of Main and Alder (Kamiaken), ca. 1910 (Washington State Historical Society)



Figure 65: East view along Main Street, 1910 (Ivan Shirrod Collection)



Figure 66: East view along Main Street, ca. 1920 (Ivan Shirrod Collection)



Figure 67: West view along Main Street, 1945 (Ivan Shirrod Collection)

REPORT RECOMMENDATIONS

PRESERVATION PLANNING ISSUES

As a relatively new CLG in the state of Washington, Pullman is working to find ways to further recognize its cultural and historical significance and promote it amongst local citizens and visitors alike. Supported by city staff and the city's Historic Preservation Commission, surveys like this, and the previously completed College Hill Survey, are one way the city can begin to learn more about the historic resources that remain, and the contexts they fit within, as well as recording and documenting this information both as a permanent record for the future and to utilize immediately within preservation planning efforts. Additional work in the historic preservation realm has been done by WSU students, including a walking tour brochure developed in 2014 to be followed by a companion website. Future efforts like this are not only valuable, but are vital for involving younger generations in preservation efforts and community history.

In order to better understand the bigger picture of the historic contexts that exist within the city as a whole, and even how the city has been impacted by trends in the region, survey work should continue both adjacent to the downtown area and throughout other historically developed parts of the city. One area primed for survey is the residential development directly south of downtown and the current survey area. Some dwellings within the fringe of this area, were included at the southerly edges of the current survey area, and while many of these retained high levels of integrity, they were not particular congruous with the central business district.

It appears Pullman already aims to continue survey efforts, while also engaging in some of the most common and effective approaches cities have available to help protect their historic

resources from loss or destructive change. This is evident in the stated primary duties and responsibilities of the city's Historic Preservation Commission, which read as follows:

- to identify and actively encourage the conservation of the city's historic resources by initiating and maintaining a register of historic places;
- reviewing proposes changes to register properties;
- raise community awareness of the city's history and historic resources;
- serve as the city's primary resource in matters of history, historic planning and preservation.

Additionally, educating the general public by creating a culture that celebrates Pullman's unique history and its historic resources, as well as working with developers by offering incentives for rehabilitation such as local tax assessment abatement and local historic renovation grants can also work to protect historic resources. Implementation of a Main Street program can introduce long-term economic growth and pride in downtown, encourage participation by citizens, and help to educate on the importance of these valuable historic resources.

During the project, it was determined that five of the survey sites appear individually eligible for inclusion in the NRHP (Sites 1, 26, 31, 52, 69) – which includes the two previously listed sites all of which appear to retain their integrity and remain eligible under their original listings. These sites include:

- the Cordova Theatre (Site 26)
- the U.S. Post Office – Pullman (Site 69).

It was also determined portions of the survey area appear potentially eligible for listing as a historic district in the National Register, with 36 of the survey sites being included as contributing sites within that potential district. It should be noted that the sites determined eligible would also be good candidates for listing on the local register.

The consultants have determined that an area encompassing the majority of the survey area appears eligible as a potential downtown historic district eligible under Criterion A for association with a events that have made a significant contribution to the history of the community, within the themes of commerce, community planning and development, economics, entertainment/recreation, and transportation. Pullman's downtown meets NRHP criteria for districts in that it "possesses a significant concentration of linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development" and because it "derives its importance from being a unified entity, even though it is often composed of a wide variety of resources… the interrelationship of its resources… can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally-related properties" (NPS 1995: 5).

The consultants recommend a Pullman downtown historic district containing those 36 survey sites determined as potentially contributing sites (identified on the map at Figure 71, Appendix C), with a period of significance spanning from around 1890 to around 1960. This period contains all of the major growth trends in the city, including early settlement, the prosperous 1920s and the era of the automobile, post-World War II era booms, and at least the early portion of the mid-century modern period; these periods correspond directly to the concentrations found within downtown Pullman's historic built environment. This area also represents the city's identity as a regional center for business, economics, trade, and agricultural support, as well as including its unique crossroads-style, dual Main Street layout

(clearly evident on the historic map in Figure 52), which served as important transportation and trade routes in the region. This element is further solidified by the presence of a number of auto- or transportation-related properties and additional trade-related properties including two train depots and a historical train bridge.

Pullman is similar in its development and historic contexts to the neighboring city of Moscow, Idaho, which possesses a downtown historic district noted as being significant for developing as a regional trade center, developing and changing over time with local and national economic trends. The period of significance for the Moscow Downtown Historic District is similar to that being recommended for Pullman, spanning between 1888 and 1953.

Additional sites not included in the current survey may also be considered for inclusion in a potential downtown district, including the site of the Artesian Well, River Park, Reaney Park and Scout's Park, the Union Pacific Depot (now housing Umpqua Bank), and both the Grain Silo and Dumas Seed Warehouse.

Furthermore, many of the dwellings surveyed as part of the current project may be eligible for inclusion in the NRHP within contexts and associations different than the potential district being recommended here. They did not appear to fit within the contexts of a potential downtown district, as it appears most strongly tied to commerce, economics, business, transportation, and other similar non-residential uses and contexts.

In addition to historic contexts, Pullman's topography helps to define the boundaries for a potential historic district. Hills, sometimes quite steep in grade, extend up in every direction surrounding the current survey area. If a district listing were pursued, it is anticipated this topography, sometimes severe, will prove a valuable element in defining district boundaries as well as explaining some of the contexts related to the ways in which the area was shaped.

While some of the sites not recommended herein for inclusion as contributing sites within a potential district do retain some ties to their original periods, they were primarily deemed noncontributing due to an inability to strongly represent their original periods, or any distinct historical period of change over time. Through the removal of historic fabric and/or character, some of these properties no longer relate to or continue to represent the commercial, social and economic contexts or the recommended period of significance. On the other hand, those buildings recommended as contributing within a potential district, retain stronger integrity of materials, workmanship, design, feeling, and association thus more strongly communicating their direct ties to the elements of significance associated with a potential downtown district. As stated in the Development Trends section of the current report, many of the physical changes to Pullman's downtown buildings are minor and could be considered reversible. Updating of windows and doors has, for the most part, not disrupted fenestration or the general character and presence of large, storefront windows above bulkheads. The wide use of flat awnings, potentially added to many buildings between the 1920s and 1940s, is a change that is historical in its own right at this point and one that was based on historical precedent.

SUMMARY

The *Reconnaissance Survey for Downtown Pullman, Whitman County, Washington* revealed the continued presence of the city's history and historic fabric. The commercial core has held an important presence in the area since the late nineteenth century, having boomed during several notable periods of growth. Building forms, styles and materials from each of these periods are still evident today, as the city remains to serve as important a function now as it did when settlement in the area first began.

APPENDICES

APPENDIX A: BIBLIOGRAPHY

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APPENDIX B: INVENTORY LIST OF ALL SURVEY SITES WITHIN THE CURRENT SURVEY AREA

Table 2: Inventory List of all Survey Sites within the Current Survey Area

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
1	38-00348		Washington National Guard Building	Condos & Yoga/Barre Studio	540 E Main Street	ca. 1930	**Eligible** - individually; contributing within a district
2	n/a		n/a	Oasis Teriyaki & Pho Restaurant	530 E Main Street	Contemporary	**Not Eligible**
3	n/a			Esser & Sandberg Attorney-at-Law	520 E Main Street	1965–75	**Not Eligible**
4	n/a		n/a	Strip Shopping Center (Subway, The Barber Shop, Fly Shop, Baskin & Robbins)	460-470-480 E Main Street	Contemporary	**Not Eligible**
5	n/a		n/a	Mimosa Grill-Bar-Catering (and parking lot)	420 E Main Street	Contemporary	**Not Eligible**
6	n/a			Power Smoke Shop & Indian Grocery	408-414 E Main Street	ca. 1930	**Eligible** - contributing within a district
7	n/a			Lily Bees Consignment Shop	410 E Main Street	ca. 1930	**Eligible** - contributing within a district
8	n/a			Thomas Hammer Coffee Roasters	400 E Main Street	ca. 1930	**Eligible** - contributing within a district
9	n/a		N Pine Street	Pine Street Plaza (and pedestrian bridge)	N Pine & E Main Streets	n/a	**Not Eligible**

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
10	n/a		n/a	Bridgeway Center I	350 E Main Street	Contemporary (2004)	Not Eligible
11	n/a		Bakery, Furniture Store	Bio-Medics, The Plasma Centers	320 E Main Street	1908–29	Not Eligible
12	n/a		Seattle First National Bank	American West Bank	300 E Main Street	ca. 1940	Eligible - contributing within a district
13	n/a		Office, Milk & Cream Station, Clothing Boots & Shoes, Hardware & Storage, Grocery, Bank, Masonic Temple	Design West Architects, Highland Property Management, Framing-It Up Custom Frame Shop, Betty's Alterations	250-252-254 E Main Street	ca. 1920	Eligible - contributing within a district
14	n/a		Store, Restaurant	Vacant	242-246 E Main Street	ca. 1945	Eligible - contributing within a district
15	n/a		Billiards, Saloon	Vision Source	238 E Main Street	ca. 1890	Eligible - contributing within a district
16	n/a		Agricultural Implements	Design Effects, Neil's Flowers & Gifts, Daily Grind Coffee House	230-234-236 E Main Street	ca. 1893, 1929–49	Eligible - contributing within a district
17	n/a		Restaurant, Confectionary, Tobacco & Soft Drinks	Licks Unlimited Soups & Sweets	226 E Main Street	ca. 1896–1908	Not Eligible
18	n/a		n/a	Creative Images Portrait & Design, Rico's Pub	200-214-222 E Main Street	ca. 1960	Eligible - contributing within a district
19	n/a		Jeweler; Store, Gas & Oil	Café Moro & Espresso, Fine Teas	100-110 N Grand Avenue	ca. 1900, 1929–49	Not Eligible
20	n/a		Cream & Milk Station	Hi Tek Nail & Tanning	114 N Grand Avenue	1908–29	Eligible - contributing within a district

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
21	n/a		Downen Building: Hardware, Tin Shop, Restaurant	Ric-O-Shay & the RTOP Theatre	118-122 N Grand Avenue	1908–29	**Eligible** - contributing within a district
22	n/a		Dance Parlor	Stewart Title	130 N Grand Avenue	ca. 1920	**Eligible** - contributing within a district
23	n/a		Grocery	RTOP Corner, Art Gallery, Thrift Boutique	134 N Grand Avenue	1908–29	**Not Eligible**
24	n/a		Blacksmith & Wagon Shop, Hotel Pullman	Cougar Plaza (park)	E Olsen Street & N Grand Avenue	n/a	**Not Eligible**
25	n/a		n/a	H&R Block, Magic Game Shop	139-141-151 N Grand Avenue	Contemporary	**Not Eligible**
26	WT00 281	Cordova Theater	Cordova Theater	Cordova Theater	135 N Grand Avenue	1927	**Eligible** - individually; contributing within a district
27	n/a		Grocery, Meat	Pipeline Pizza, Poppy Salon	127-131 N Grand Avenue	1908–29	**Not Eligible**
28	n/a		Garage, Store	Vacant	123 N Grand Avenue	1908–29	**Not Eligible**
29	n/a		Printing & Office, Telephone Exchange	Rain Shadow Research	119 N Grand Avenue	1896–1908	**Not Eligible**
30	n/a		Undertaker	Mandarin House Restaurant	115 N Grand Avenue	1908–29	**Eligible** - contributing within a district
31	38-00273		Mason Building	Anawalt Building, Dover Family Books	105 N Grand Avenue	ca. 1896	**Eligible** - individually; contributing within a district
32	n/a		Market Square; Garage	Market Square/Square One Building (Flirt, Prune Orchard, Rock Star Bar)	107 S Grand Avenue	ca. 1925	**Eligible** - contributing within a district
33	n/a		Auto Service	Rock Star Tan Bar	115 S Grand Avenue	ca. 1929–49	**Not Eligible**

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
34	n/a		Battery Shop, Plumber, Harness, Paint Shop	Sports Page Tavern, Elaine's Hair Studio, Sims Glass	165-185-187-195 S Grand Avenue	1908–29	**Eligible** - contributing within a district
35	n/a		Pop Factory, Tractor Storage, Paints & Wallpaper	My Office Bar & Grill	215 S Grand Avenue	1908–29	**Eligible** - contributing within a district
36	n/a		Cabinet Shop	Machine Shop	245 S Grand Avenue	1908–29	**Eligible** - contributing within a district
37	n/a		Auto Sales & Service, Gas & Oil	Northwest Auto Parts	200 S Grand Avenue	1929–49	**Not Eligible**
38	n/a		Garage, Auto Body & Auto Sales, Office, Repair	Rancho Viejo Mexican Restaurant	170 S Grand Avenue	1908–29	**Not Eligible**
39	n/a		Agricultural Implements, Garage	Held's Auto Electric, Computer Repair	130-160 S Grand Avenue	1908–29	**Eligible** - contributing within a district
40	n/a		Flatiron Building; Offices	Carmel Minogue, Whitman County Humane Society, Brown Financial Services	105 E Main Street	1896–1908	**Eligible** - contributing within a district
41	n/a		High Street	High Street Mall	Former High Street at E Main Street	n/a	**Not Eligible**
42	n/a		n/a	Waddell & Reed, Martonick Law Offices	205-209 E Main Street	1960-70	**Not Eligible**
43	n/a		Webb Block: Clothing, Phonograph, Confectionary, Tobacco, Soft Drinks, Billiards	The Combine Mall	215 E Main Street	1893–1896	**Eligible** - contributing within a district
44	n/a		Leitch Block	B&L Bicycles	219 E Main Street	ca. 1891	**Eligible** - contributing within a district
45	n/a		R. Block	J&H Printing	223 E Main Street	ca. 1891	**Not Eligible**

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
46	n/a		R. Block	Saunders Interiors	227 E Main Street	ca. 1891	**Not Eligible**
47	n/a		Fariss Brothers Hardware	Pizza Perfection	231 E Main Street	ca. 1889	**Eligible** - contributing within a district
48	n/a		Fariss Brothers Hardware	Brused Books	235 E Main Street	ca. 1889	**Not Eligible**
49	n/a		n/a	Taylor Engineering Inc.	245 E Main Street	Contemporary	**Not Eligible**
50	38-00349		n/a	Town Centre	255 E Main Street	Contemporary (2002)	**Not Eligible**
51	n/a		n/a	US Bank	301 E Main Street	Contemporary	**Not Eligible**
52	no # listed		Jackson Block – Grand Theater	Audian Theater, Basilio's - Palouse Specialty Foods	315-317-337 E Main Street	1915; ca. 1935	**Eligible** - individually; contributing within a district
53	n/a		n/a	Washington Federal Building (and parking lot)	425 E Main Street	Contemporary	**Not Eligible**
54	n/a		n/a	Chevron Gas Station	485 E Main Street	Contemporary	**Not Eligible**
55	n/a			Beasley Realty	515 E Main Street	Contemporary	**Not Eligible**
56	n/a		Hill's Church	Belltower Event Venue	125 SE Spring Street	ca. 1929	**Eligible** - contributing within a district
57	n/a		Dwelling	Dwelling	215 SE Spring Street	ca. 1900	**Not Eligible**
58	n/a		Dwelling	Dwelling	225 SE Spring Street	ca. 1910	**Not Eligible**
59	n/a		Dwelling	Dwelling	230 Daniel Street	ca. 1949	**Not Eligible**
60	n/a		Motel	Manor Lodge (motel)	455 SE Paradise Street	ca. 1960	**Not Eligible**
61	n/a			City Parking Lot	Paradise at Daniel Street	n/a	**Not Eligible**
62	n/a		Dwelling	Dwelling	235 Daniel Street	1906	**Not Eligible**

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
63	n/a		Apartments	Apartments	410 E McKenzie Street	ca. 1960	**Not Eligible**
64	n/a		Dwelling	Dwelling	230 N Pine Street	ca. 1915	**Not Eligible**
65	n/a		Dwelling	Dwelling	405 SE Paradise Street	ca. 1929	**Not Eligible**
66	n/a		Dwelling	Dwelling	415 SE Paradise Street	ca. 1915	**Not Eligible**
67	n/a		City Hall	City Hall	325 SE Paradise Street	1970	**Not Eligible**
68	n/a		Police Station	Police Station	260 SE Kamiaken Street	Contemporary	**Not Eligible**
69	n/a	U.S. Post Office - Pullman	Post Office	Paradise Creek Brewery & Brew Pub	245 SE Paradise Street	1930	**Eligible** - individually; contributing within a district
70	n/a		Apartments	Pioneer Square Apartments	220 SE Kamiaken Street	Contemporary	**Not Eligible**
71	n/a		Dwelling	Dwelling	220 E McKenzie Street	ca. 1940	**Not Eligible**
72	n/a		Dwelling	Dwelling	210 E McKenzie Street	ca. 1940	**Not Eligible**
73	n/a		Dwelling	Dwelling	200 E McKenzie Street	ca. 1955	**Not Eligible**
74	n/a		Dwelling	Dwelling	220 High Street	ca. 1940	**Not Eligible**
75	n/a		Dwelling	Dwelling	208-210 High Street	ca. 1920	**Not Eligible**
76	n/a		Dwelling	Dwelling	215 SE Paradise Street	ca. 1892	**Not Eligible**
77	n/a		Dwelling	Dwelling	205 SE Paradise Street	ca. 1920	**Not Eligible**
78	n/a			City Parking Lot	Paradise Street between High and Kamiaken	n/a	**Not Eligible**

Site #	HPI #	Previous NRHP or WA Listing	Historic Name (if known)	Current Name	Address	Date	NRHP Eligibility Recommendation
79	n/a		Pullman Mercantile Co.	Glassphemy, Shear Heaven	145 SE Kamiaken Street	ca. 1893	**Eligible** - contributing within a district
80	n/a		The Hinrich's Building	Hinrich's Trading Company	155 SE Kamiaken Street	ca. 1965	**Not Eligible**
81	n/a		Russell Hotel	Moose Lodge	150 SE Kamiaken Street	ca. 1908-1929	**Not Eligible**
82	38-00327	Hutchison Studio (WA Heritage Register)	Hutchinson Studio Building	Porch Light Artisan Pizza	200 NE Kamiaken Street	1926	**Eligible** - contributing within a district
83	n/a		SE Kamiaken Street Bridge	SE Kamiaken Street Bridge	Kamiaken Street between Olsen and Palouse Streets	1930	**Eligible** - contributing within a district
84	n/a			Oregon Railway and Navigation Company (O.R.&N.C.) Railroad Bridge	West of Kamiaken Street between Olsen and Palouse Streets	ca. 1893-1915	**Eligible** - contributing within a district
85	38-00329		Restaurant	Spot Shop Cleaners	240 NE Kamiaken Street	ca. 1920	**Not Eligible**
86	n/a		Dry Cleaning shop	Heros N Sports	245 NE Kamiaken Street	ca. 1930	**Eligible** - contributing within a district
87	n/a		Pullman Train Depot	Pufferbelly Depot	330 N Grand Avenue	1916	**Eligible** - contributing within a district
88	n/a		Seventh Day Adventist Chapel	YMCA	105 NE Spring Street	ca. 1940	**Eligible** - contributing within a district
89	n/a		Automatic Telephone Exchange	Pullman School District Facility Operations	125 NW Olsen Street	1938	**Eligible** - contributing within a district

APPENDIX C: HISTORIC PROPERTY MAPPING

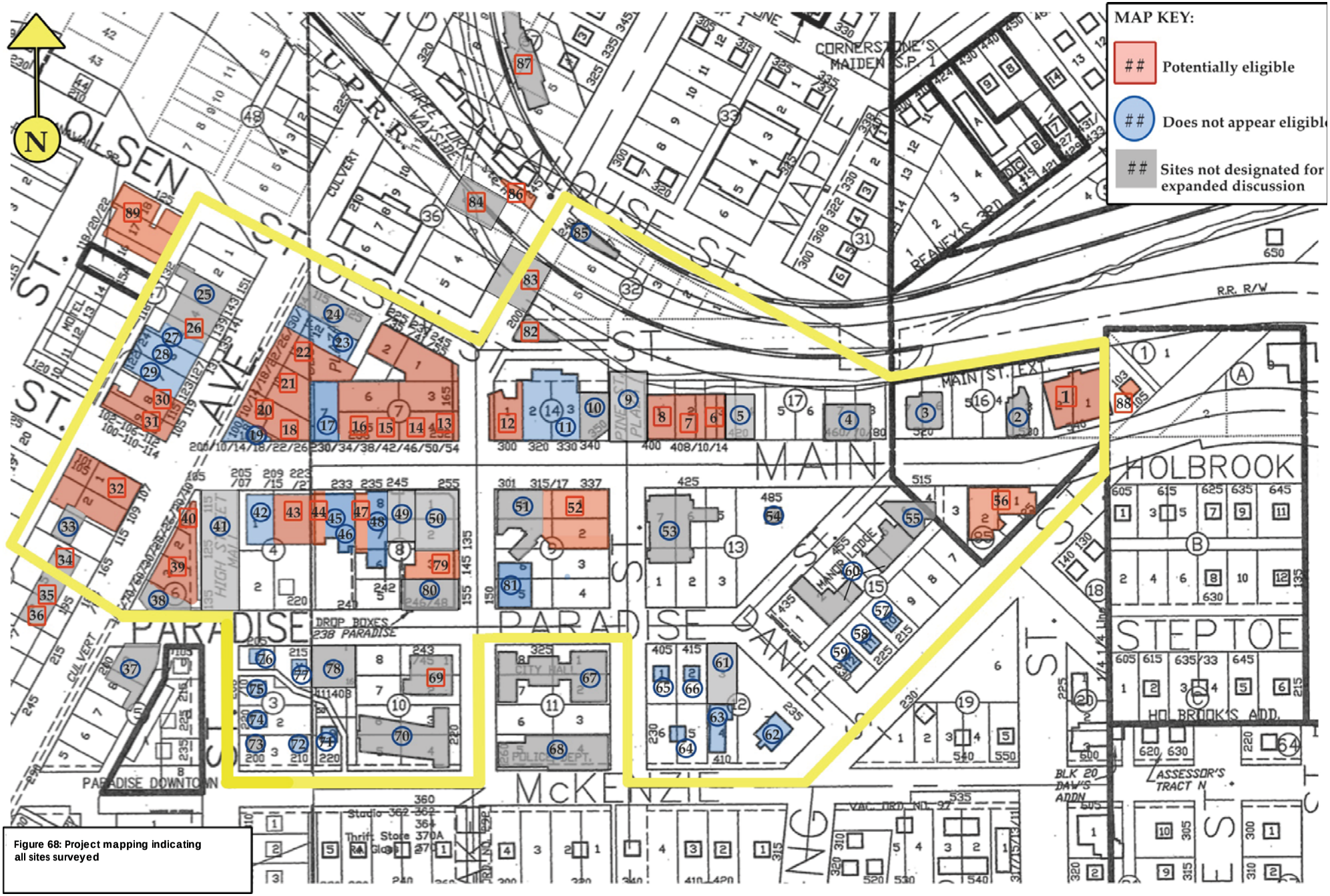


Figure 68: Project mapping indicating all sites surveyed

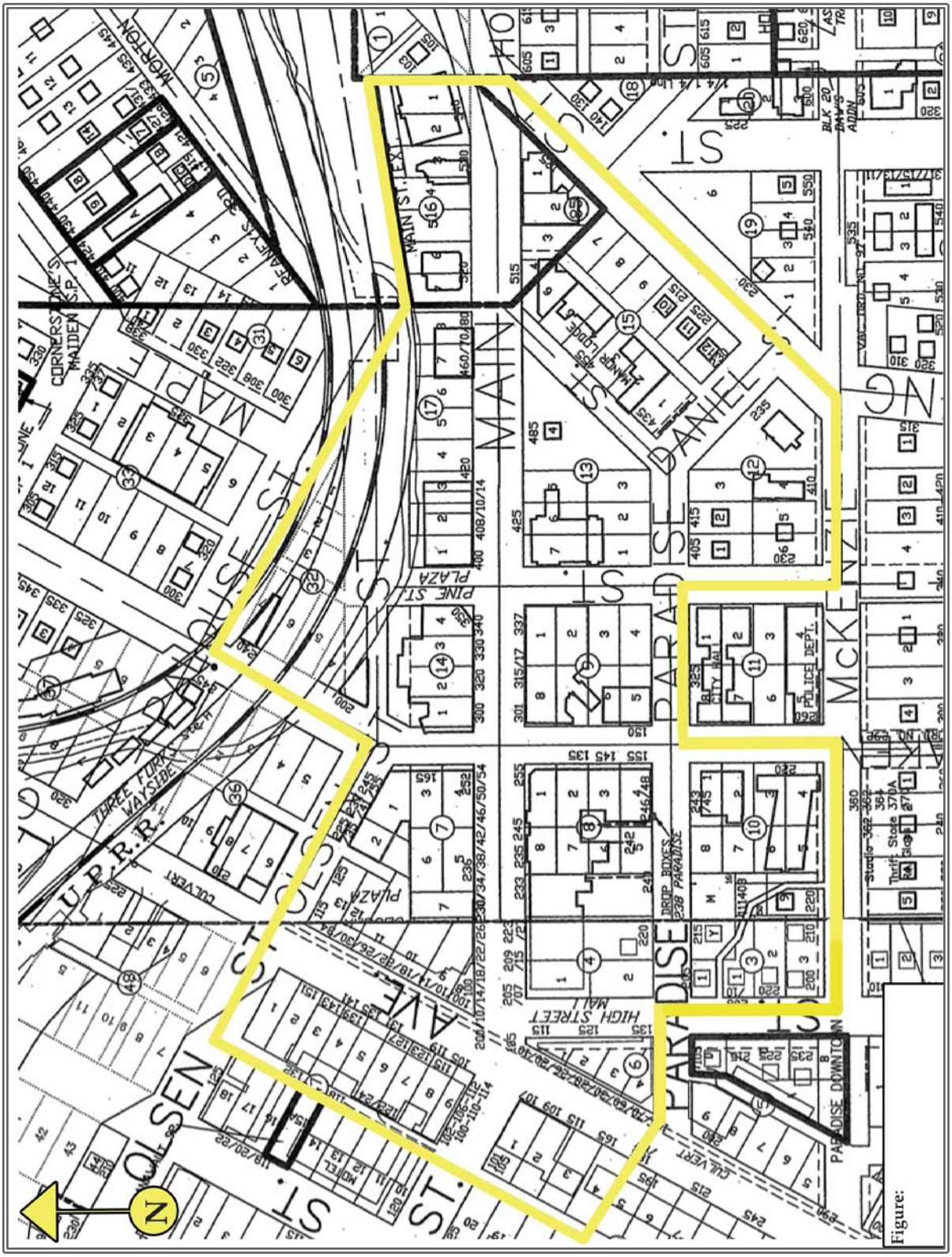


Figure 69: Project mapping indicating the full survey area with building outlines identified; no survey site information included

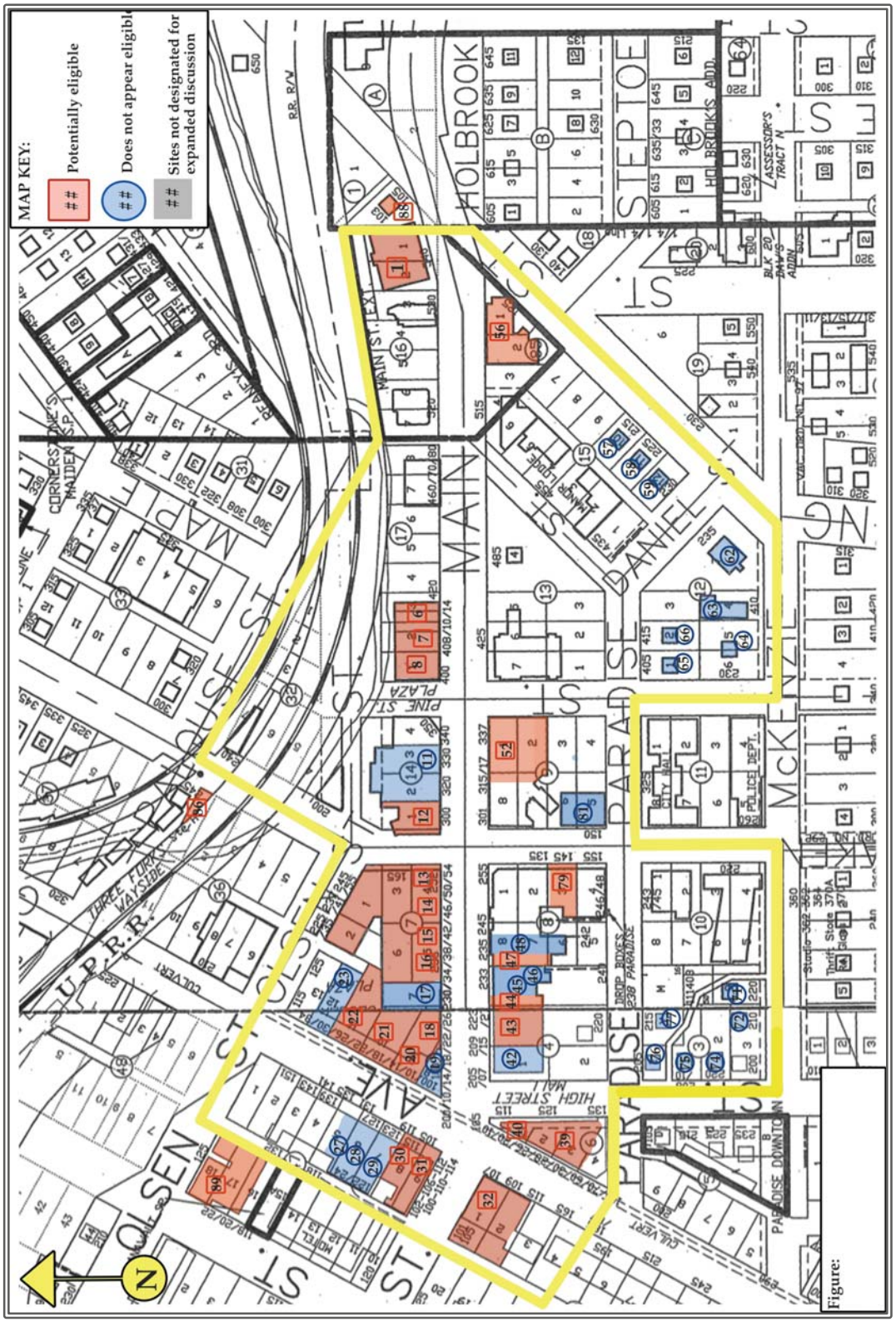


Figure 70: Project mapping indicating site information for the 53 historic properties designated for expanded discussion in the current project (hiding those gray-shaded sites not designated for inclusion)

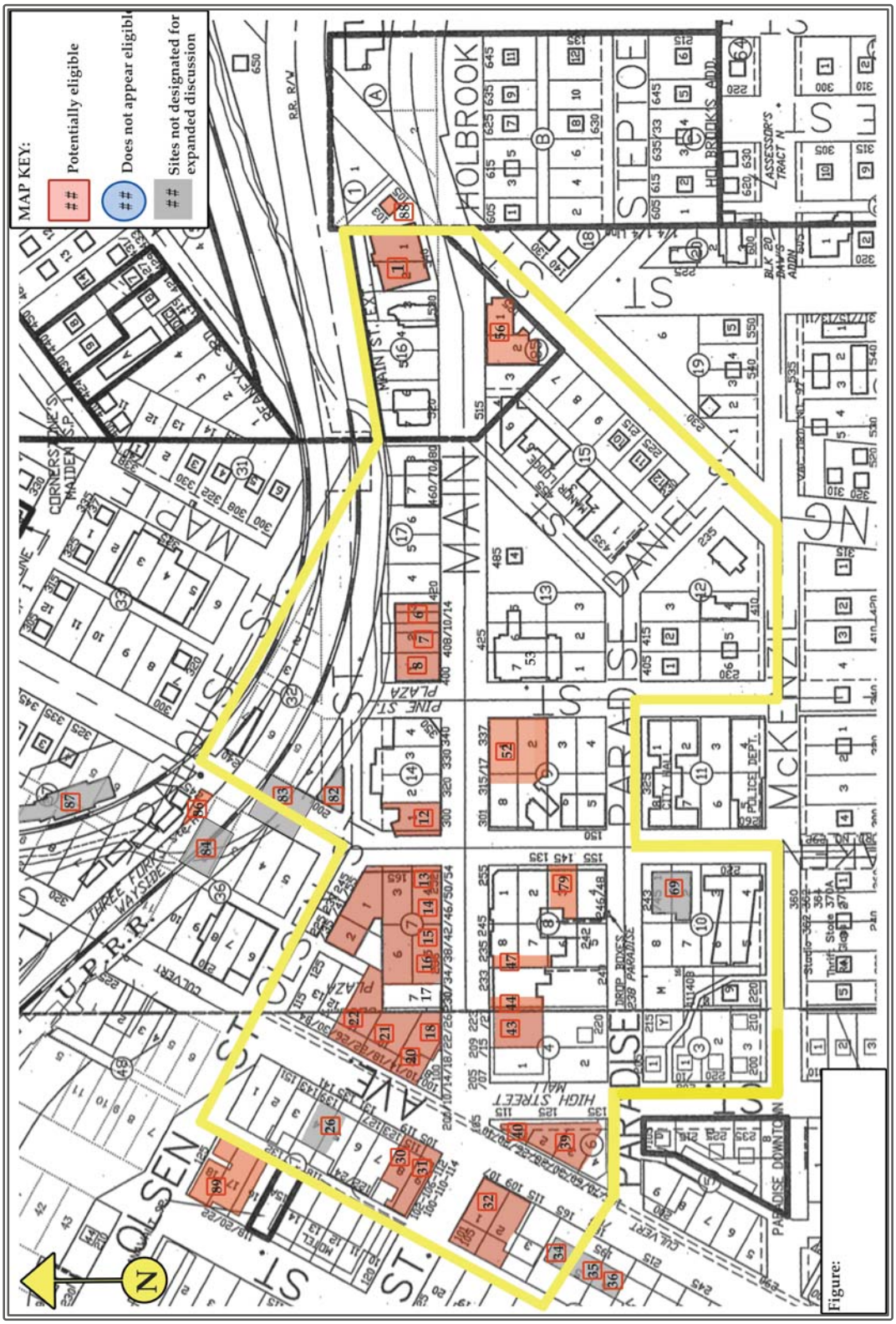


Figure 71: Project mapping indicating site information for only those 36 sites determined as potential contributing sites within a potential downtown historic district

APPENDIX D: HISTORIC PROPERTY INVENTORY (HPI) FORMS

Historic Inventory Report

Location

Field Site No. 001

DAHP No. 38-00348

Historic Name: Washington National Guard Armory

Common Name: Washington National Guard Armory

Property Address: 540 Main, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05	NW	SW	Whitman	PULLMAN
T14R45E	05	SE	NW		

Coordinate Reference

Easting: 2474017

Northing: 526182

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Government - Government Office
Current Use: Domestic - Multiple Family House
Plan: Square
Stories: 2
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Extensive
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Not Applicable
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Art Deco - PWA Moderne	Concrete	Flat with Parapet	Unknown

Foundation:	Form/Type:
Concrete - Poured	None

Narrative

Study Unit	Other
Military Community Planning/Development Architecture/Landscape Architecture	

Date of Construction: 1930 Built Date
2014 Remodel

Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, individually; contributing within a district. The old Washington National Guard Armory in Pullman appears potentially eligible for inclusion in the NRHP both individually and as a contributing building within a downtown historic district within the themes of architecture, community planning and development, and military. Though it no longer retains its original use, the building retains a high level of integrity of material, workmanship, design, location, feeling, and association. Some of the windows have been replaced, though many original windows remain extant continuing to communicate the look and integrity of that original feature. The building has otherwise changed hardly at all in its original form, fenestration, or overall appearance and still retains all of its original, most character-defining features. It is an excellent example within downtown Pullman of its period as well as the Art Deco style, and is significant as an extant PWA project. As a result, it would definitely contribute within any downtown historic district in Pullman, but also retains high enough architectural and cultural significance to be listed individually.

Description of Physical Appearance:

This is the old Washington National Guard Armory in Pullman, built ca. 1930. It is a two-story, simplified Art Deco or Art Moderne building exhibiting a smooth, concrete exterior. The symmetrical façade elevation of this building, a central block with wings, is marked by five bays with pilasters between. The central bay features a nearly full-height, arched entry with double-doors on the main level, a window on the second level and the words "Washington National Guard" just above the doors. The entry is accessed by a flared, three-sided set of concrete stairs. Tall, narrow windows flank the grand, arched entry while a stepped parapet tops the entire central bay, which protrudes slightly forward from the main wall plane. The narrow windows flanking the entry retain three-part, metal-sash windows. The walls step back from the front of the entry back to the doors creating a three-dimensional effect around the entry. The remaining bays on the façade contain windows on the lower and upper levels, which are divided by decorative concrete panels with a zig-zag relief to the panels. The building is set on a basement foundation, which contains windows on all sides of the building. The windows on the façade and toward the front of both side elevations have been replaced, however, the original large, twelve-light, metal-sash windows remain in the rear three bays on both side elevations and across the entire rear elevation. The rear also features a centered, exterior stairway and an entry on the northeast corner with a modern awning over it. According to www.historylink.org, the building was constructed as a Public Works Administration (PWA) project and originally contained a drill floor, supply room, arms vault, shower room, and rifle range. A company of the 161st infantry utilized the building for training. The building was put up for sale in August 2013 by the Washington National Guard and was being renovated as luxury condos and a yoga/barre studio at the time of the survey.

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Photos



Northerly view toward facade
2014



N-NE view of building
2014



N-NE view of side windows
2014



NW view
2014



SE view of rear elevation
2014

Historic Inventory Report

Location

Field Site No. 006

DAHP No.

Historic Name: Store

Common Name: Power Smoke Shop & Indian Grocery

Property Address: 404-418 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2473076

Northing: 526688

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Octagonal **Stories:** 2

Structural System: Concrete - Reinforced Concrete

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Not Applicable

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Art Deco - Streamlined Moderne	Concrete	None	Unknown

Foundation:	Form/Type:
Concrete - Poured	Commercial - One-Part Vertical Block
	Commercial

Narrative

Study Unit	Other
Community Planning/Development	
Commerce	
Architecture/Landscape Architecture	

Date of Construction: 1930 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district. This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. Despite changes to the doors and windows, the building retains its streamlined appearance and its most character-defining features and elements indicative of its era including: small window openings; a paired, corner window; simple, horizontal and vertical decoration; and a smooth exterior finish. The building does not appear to exhibit a high enough level of architectural significance to warrant an individual listing in the NRHP, however, it remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development.

Description of Physical Appearance:

This is a two-story, flat-roof, reinforced concrete, streamlined Art Deco building constructed ca. 1930. It features a smooth, concrete exterior with four, spaced-out, straight grooves decorating the façade – vertically along the second level and horizontally along the east end of the façade. A storefront display window is found on the first level, on the west side of the façade. The display window is chamfered at the corner leading back toward the recessed entry behind it, and is set atop a short wall with a tile veneer. The recessed entry retains a transom window. A flat awning shelters the commercial entry. The awning is attached by rods to a horizontal band spanning the façade of this building as well as the neighboring building attached to the west. A double door entry is found near the east end of the façade leading to the upstairs space. Three small windows are found on the second level, with a fourth window facing west at the southwest corner of the upper level. All of the doors and windows on the building have been replaced, though their scale and fenestration have been retained. Windows containing replacement sashes are found on both the lower and upper levels of the rear elevation, some covered with bars. The rear of the building is directly over a stone retaining wall along the river.

Major Bibliographic References:

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http://ntserver1.wsulibs.wsu.edu/masc/finders/pc117.htm

Photos



Includes neighboring survey sites 7 and 8
NE overview of property
2014



N view
2014



N-NE view
2014



N-NW view
2014



includes neighboring sites 7 and 8
view of rear of building
2014

Historic Inventory Report

Location

Field Site No. 007

DAHP No.

Historic Name: Store

Common Name: Lily Bees Consignment Shop

Property Address: 410 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2473042

Northing: 526689

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District?

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle **Stories:** 1

Structural System: Concrete - Reinforced Concrete

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Art Deco	Concrete	Flat with Parapet	Unknown

Foundation:	Form/Type:
Concrete - Poured	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1930 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district. This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. Despite changes to the doors and windows, the building continues to represent its original period of construction and continues to serve commercial purposes as originally intended. The building does not appear to exhibit a high enough level of architectural significance to warrant an individual listing in the NRHP, however, it remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development.

Description of Physical Appearance:

This is a two-story, flat-roof, reinforced concrete, Art Deco-era commercial building. It features a smooth, concrete exterior. Storefront windows set atop a low, tile-veneered bulkhead, spans nearly the width of the façade. Toward the west end of the façade are paired, double-door entries surrounded by the same tiles. A flat awning attaches by metal rods to an original, wider awning running horizontally across the building's façade. The wall plane of the second level is recessed behind that of the lower level and horizontal band. This building is the central portion of a larger building. Two small, rectangular vents with cross-crossed concrete vent screens are found on the upper level. The windows and doors have been replaced. Windows containing replacement sashes are found on both the lower and upper levels of the rear elevation, some covered with bars. The rear of the building is directly over a stone retaining wall along the river.

Major Bibliographic References:

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Ivan Shirrod Collection, Manuscripts, Archives and Special Collections - Digital Collections, WSU Libraries, Washington State University.
http://ntserver1.wsulibs.wsu.edu/masc/finders/pc117.htm

Photos



N view
2014



N-NW view
2014



NE view
2014



also includes survey sites 6 and 8
View of rear
2014



also includes survey sites 6 and 8
NE overview
2014

Historic Inventory Report

Location

Field Site No. 008

DAHP No.

Historic Name: Store

Common Name: Thomas Hammer Coffee Roasters

Property Address: 400 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472999

Northing: 526690

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District?

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle **Stories:** 1

Structural System: Concrete - Reinforced Concrete

Changes to Plan: Intact

Changes to Interior: Intact

Changes to Original Cladding: Intact

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Art Deco	Concrete	Flat with Parapet	Unknown

Foundation:	Form/Type:
Concrete - Poured	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1930 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district. This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. Despite changes to the doors and windows, the building continues to represent its original period of construction and continues to serve commercial purposes as originally intended. The building does not appear to exhibit a high enough level of architectural significance to warrant an individual listing in the NRHP, however, it remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development.

Description of Physical Appearance:

This is a two-story, flat-roof, reinforced concrete, Art Deco-era commercial building situated on the northeast corner of the original intersection of Main and Pine, though Pine has since been closed at this location in order to be utilized as a park or plaza space. The building is very similar in appearance to it's neighbor toward the east, 410 E Main Street, to which it is connected. The building features a storefront window along most of the façade, which is set atop a bulkhead veneered with small tiles. An entry is recessed at the southwest corner of the building. It is sheltered by a flat-roof awning connected by metal rods to an original, wider awning running horizontally across this building and the two toward the east. The awning extends past the horizontal band to the west, wrapping around the southwest corner of the building. A single, decorative, criss-crossed, concrete vent is found on the second level, which is recessed back from the primary wall plane of the lower level and horizontal band. A side entry is found on the west elevation, sheltered by a nonhistoric, flat-roof, cantilevered awning. Five tall, horizontal, rectangular windows with modern sashes are found on the second level on the west side elevation. Windows containing replacement sashes are found on both the lower and upper levels of the rear elevation, some covered with bars. The rear of the building is directly over a stone retaining wall along the river.

Major Bibliographic References:

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Ivan Shirrod Collection, Manuscripts, Archives and Special Collections - Digital Collections, WSU Libraries, Washington State University.
http://ntserver1.wsulibs.wsu.edu/masc/finders/pc117.htm

Photos



N view
2014



N-NW view
2014



NE view
2014



also includes sites 6 and 7
rear
2014



also includes sites 6 and 7
NE overview
2014

Historic Inventory Report

Location

Field Site No. 011

DAHP No.

Historic Name: Furniture, Bakery

Common Name: The Plasma Centers

Property Address: 320 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472861

Northing: 526698

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District?

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business

Current Use: Health Care - Clinic

Plan: Rectangle

Stories: 1

Structural System: Unknown

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Extensive

Changes to Windows: Extensive

Changes to Other: Unknown

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
None	Other	Unknown	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development	
Commerce	
Architecture/Landscape Architecture	

Date of Construction: 1915 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: No

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): No

Statement of Significance: Not Eligible. This building has been extensively altered and though it retains its original scale and overall form, it no longer communicates its original design, style or period. No character-defining features are visible with the possible exception of the flat awning, though even the style of this awning may date later than the original building itself. This building is lacking sufficient integrity or historical associations to be included in the NRHP either individually or within any potential downtown historic district.

Description of Physical Appearance: This is an early-twentieth century, single-story, commercial building. It features a stuccoed exterior on the lower level and smooth, modern panels above. A modern metal cornice is found along the roofline. A flat-roof awning attached to the building by metal rods spans the entire façade. Two large windows are found toward the east side of the façade, while a recessed entry flanked by large windows is found toward the west side. This building has been extensively altered. According to the Sanborn maps, it occupies what was originally two stalls along E Main Street, one of which contained a bakery with a steel oven and the other a furniture store. The maps also indicate wire grate skylights. According to the maps, both portions of this building were constructed between the 1908 and 1929 maps, replacing a former sausage factory set at the west side of this current site.

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Photos



N View
2014



N-NW view
2014

Historic Inventory Report

Location

Field Site No. 012

DAHP No.

Historic Name: Seattle First National Bank

Common Name: American West Bank

Property Address: 300 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472783

Northing: 526713

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Financial Institution
Current Use: Commerce/Trade - Financial Institution
Plan: Rectangle
Stories: 1
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Extensive
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Art Deco	Concrete	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1940 Built Date
Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district. This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. Despite the use of modern materials, including a large awning, this building retains a strong presence of form and its Art Deco character, which relates to its original style, type and period of construction. Viewing this building from a slight distance reveals its original appearance and evidence of its original design and period, including the prominent entry bay and large frame around the main entry doors. The smooth finish with incised grid is a prominent element of this building's original design and type. Seattle's First National Bank developed a building type for its properties, and this building continues to represent this type flawlessly aside from the awning. This building type is illustrated in Washington's Anatomy of a Main Street Building (Houser, slide 44).This building remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development. Additionally, at least a portion of this site has housed a bank continuously since the city's earliest days. As a result, this site represents a stronger tie to its own history than perhaps any other site and serves as an undeniable representation of commerce and finance in Pullman.

Description of Physical Appearance:

This is a single-story, masonry building that appears to have been constructed in its current state ca. 1940 as a Seattle First National Bank. According to the Sanborn maps, this building is situated on three original stalls along E Main Street. The Pullman State Bank was situated in a small building on a single stall at the southwest corner of the current site since ca. 1893 – as such, this site was marked as the PSB Block on subsequent versions of the map. By the 1908 map, the small bank was surrounded by a general merchandise store and by 1929 several new shops had filled all three stalls including a barbershop and plumber. Between the original drafting of the 1929 map and its 1949 update, the current bank had taken over the full site. Today, the façade exhibits a smooth concrete or stucco appearance with incised gridlines within the finish. Large windows are found toward the east end of the façade, while the main entry is slightly recessed toward the west end. The prominent entry bay extends forward very slightly from the primary wall plane and also extends up higher than roofline above the main entryway. The entry itself is set within a large frame surrounded by an angled trim piece indicative of a late Art Deco commercial styling. Coping caps the cornice. A large, nonhistoric metal awning spans the façade above the street level of the building. It features a metal ceiling that has been cut out so as not to block the building's large first level windows. Windows and doors have been replaced. The roofline is stepped down toward the rear. Large windows run along the west side elevation.

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Photos



Facade walls under awning
2014



N view
2014



N-NW view
2014



NE view
2014

Historic Inventory Report

Location

Field Site No. 013 **DAHP No.**

Historic Name: First National Bank

Common Name: Design West Architects, Highland Property Management, Framing-It-Up Custom Frame Shop, Betty's Alterations

Property Address: 250 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472664

Northing: 526699

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON **Date Recorded:** 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business
Plan: L-Shape
Stories: 3
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Moderate
Changes to Original Cladding: Moderate
Changes to Windows: Moderate
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Modern	Brick - Stretcher Bond	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction:
1950 Remodel
1915 Built Date
1890 Built Date

Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance:

Eligible, contributing within a district: This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. This large building is a significant local representation of early and long-standing commercial development in this area, retaining its original form, footprint, fenestration, and the overall style and character of one of its historical periods. Visible evidence of the variety of storefronts and businesses originally contained within this building remains, including the upper level Masonic Temple space constructed into this space. Though a veneer has been added and windows changed, many of these changes are indicative of the mid-century modern period and are now over 50-years old. Nearly all of the materials, including the windows, appear to date to the 1950s renovation having remained unchanged since that point. As such they are historical in their own right and are contributing elements to the long history of the building itself. Despite the alterations and the removal of the original applied style and ornament, the form of the building remains indicative of its original period of construction. Windows, entrances and the smaller storefronts secondary to the main corner entry or storefront all remain in the same location and of the same scale, almost none of these elements of this building were changed during the renovation with the exception of the removal of some transom windows. This large and centrally-located property remains a strong representation of its commercial, financial and social functions. This property remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development. Though its original early-twentieth century scale, form and fenestration remain - the building's renovated appearance, now historic, is an important local example of a mid-century modern building and a building in this area that has changed over time. Together with Rico's at Survey Site 18, these buildings function somewhat as mid-century bookends framing in the turn-of-the-century buildings in between.

Description of Physical Appearance:

This is a large, L-shaped, two-story building. According to the Sanborn maps, the easterly portion of this building is the original portion constructed between the 1889 and 1891 maps, spanning between Main and Olsen along Kamiaken; the extension on the northwest corner, extending toward the west creating the L-shape for the building, was added between 1891 and 1893. The majority of the building exhibits a multi-toned, blonde brick veneer exterior with a marble-veneered knee wall running along the base of the first level; both of these were added between 1954 and 1959. The exterior is marked by a flat-roof awning attached to the building by numerous metal rods. Numerous windows are found along the south and east elevations, containing single-light, wood-sash windows with brick sills. The windows are set deep revealing the thickness of the exterior masonry walls and their veneered outer layer. Several large, multi-part windows extending both below and above the awning are found at the southeast corner of the building associated with the commercial space that originally contained a bank. The main entry for that space is found on the south elevation at the southeast corner. Two additional storefronts with large windows and commercial entries are found on the south elevation. The westerly storefront is recessed from the primary wall plane. The open, exterior foyer portion contains two brick support columns. The east and north elevations exhibit lower level storefronts and entries, second or mezzanine level paired windows with metal sashes, and third level windows with replacement sashes. The flat-roof awning continues along these elevations. The storefront at the northeast corner of the building appears to have been redone, exhibiting replacement brick below multi-light windows. The north elevation contains several additional, separate storefronts with entries, all featuring large picture windows with narrow, vertical, multi-light transom windows. The rectangular windows with replacement sashes continue along the north side. Historic twelve-light, metal-sash windows with central, four-light awning or hopper windows are found on the upper level of the west elevation and the south side of the westerly L-extension at the northwest side of the building. A small, shed-roof, single-story, concrete-block addition with a metal roof has been added on the south side of this westerly extension. These rear portions visible from within a parking area behind the buildings along E Main Street exhibit original red brick exteriors, though some portions of the building's rear walls have been covered in metal siding. A small, upward extension in the center of the building is visible over the roof if one steps back a short distance from the building. According to the 1929 Sanborn map, this section contained a Masonic Temple. Historic images indicate this building housed The First National Bank Building in the early 1950s prior to its renovation. The original building exhibited modillions, dentil molding, and a wide entablature over both the first and second levels. The original building exhibited the same fenestration, grand entries, and separate storefronts.

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Photos



East overview at rear
2014



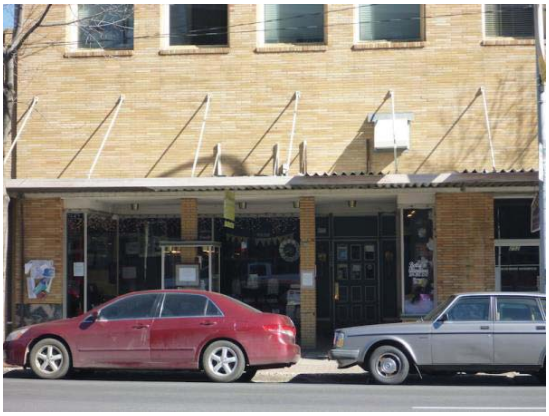
N elevation, S-SE view
2014



N view at Main and Kamiaken
2014



N view
2014



N view to original grocery storefront
2014



NE corner
2014



NE view at westerly extension
2014



NW view
2014

Historic Inventory Report

Location

Field Site No. 014

DAHP No.

Historic Name: Store, Restaurant

Common Name: Vacant

Property Address: 242 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472655

Northing: 526699

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Description

Historic Use: Commerce/Trade - Business

Current Use: Vacant/Not in Use

Plan: Rectangle **Stories:** 1

Structural System: Unknown

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Moderate

Changes to Other: Unknown

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Modern	Brick	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1945 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district: This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. The building retains high integrity of design, workmanship, materials, feeling, location, and association. It exhibits strong architectural reflections and compabilities to its neighbor at survey site 13, which was likely restyled around the same time this building was constructed. The building does not appear significant enough to warrant individual inclusion in the NRHP, however, it remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development.

Description of Physical Appearance:

This is a single-story commercial building exhibiting two storefronts each containing a central, recessed entry flanked by large, floor-to-ceiling display windows. Slightly recessed bays with a smooth exterior stucco or paneled finish is found above each entry bay, separated by a brick pilaster. Brick columns separate the entries and windows on the main level. The brick on the columns as well as the pilaster and the top of the façade wall plane are covered in a mid-century, blonde-brick veneer. A flat-roof awning, supported by metal rods, spans the entire façade. The rear of the building exhibits painted concrete-block or structural tiles. Two doors are found on the rear elevation. Commercial buildings have been in this location since 1891 according to the Sanborn maps. These original buildings were similar in width, though shorter in depth. It is difficult to tell for sure if the buildings were added on to or replaced, however, buildings of the same scale as those in this location today were added at some point between the 1929 and 1949 Sanborn maps. As a result, it is presumed this building was built during that period.

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Ivan Shirrod Collection, Manuscripts, Archives and Special Collections - Digital Collections, WSU Libraries, Washington State University.
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Photos



N view
2014



N-NW view
2014

Historic Inventory Report

Location

Field Site No. 015

DAHP No.

Historic Name: Billiards, Saloon

Common Name: Vision Source

Property Address: 238 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472539

Northing: 526740

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business
Plan: Rectangle
Stories: 1
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Commercial	Brick	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1890 Built Date
Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Not Eligible: Though this building retains some features and form indicative of its original period, it does not retain sufficient architectural significance to be eligible for inclusion in the NRHP under Criterion C. Historical images indicate this building originally had a stepped parapet on the facade, and despite other minor changes, this major change reduces the building's ability to represent its original period of construction, style or form. Because it is unable to represent its original period, or any distinct period of change over time, thus relating to and continuing to represent the commercial, social and economic contexts of the city, this building does not appear eligible under Criterion A as a contributing building within a potential downtown historic district.

Description of Physical Appearance:

This is a single-story commercial building added to the Sanborn maps between 1889 and 1891. It contains only a single commercial space, marked on the historical maps as a saloon and billiards room. Large, replacement storefront windows and a single entry door are found across the façade elevation sheltered by a flat awning supported by metal rods. A brick stringcourse spans across the upper wall of the building near the roofline, while a decorative panel of slightly protruding bricks is found just above the awning. The brick walls have been painted, though some paint has chipped or been intentionally removed for an antiqued or weathered appearance. The rear elevation of the building exhibits a later, second-story addition out of concrete-block or structural tile blocks over the original, lower level brick wall (which features the same peeled or weathered paint). A single door with sidelight windows just on the east side is found on the lower level of the rear. An historical image dating to 1920 indicate this building featured a stepped parapet and ornate decoration above the facade.

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Photos



N view
2014



N-NW view
2014



rear elevation
2014

Historic Inventory Report

Location

Field Site No. 016 **DAHP No.**

Historic Name: Agricultural Implements

Common Name: Design Effects, Neil's Flowers & Gifts, Daily Grind Coffee House

Property Address: 230 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472506

Northing: 526754

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON **Date Recorded:** 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business
Plan: Rectangle
Stories: 1
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Moderate
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Commercial	Veneer - Stucco	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial - One-Part Block

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1893 Built Date
1940 Remodel

Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district: This historic property at Site 16 appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. The façade elevation of this building visible along Main Street is highly representative of its period, despite the use of replacement windows, the addition of the flat awning, and the use of faux paint finishes. The form, overall appearance, and general character of the property continues to represent the building's original periods of construction and original commercial uses along Main Street. As such, the property remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction relating to the themes of architecture, commerce, and community planning and development.

Description of Physical Appearance:

Site 16 is a single-story commercial building containing a slightly larger, single commercial space toward the east side of the building and two slightly smaller commercial spaces toward the west side of the building. Large, replacement, commercial storefront windows span the façade sheltered by a flat-roof awning supported by metal rods. The commercial entries are all recessed from the primary wall plane. The entries in the western portion retain wood-sash transom windows. The upper walls of the façade elevation have been painted to appear like brick behind weathered paint; despite the historical age of this building the weathered effect has been created through the use of paint and artistic effect. On the easterly portion of the building, the paint effects mimick the original brickwork exhibited on the building to the east, while on the westerly portion the paint effects picture windows with shutters. The easterly portion of the building appears to have been constructed ca. 1893, housing an agricultural implements business, while the westerly portion ad added in its current scale between 1929 and 1949 (between 1893 and 1929 buildings of much smaller scale were present in the westerly portion of this site). The rear elevation reveals a two-story brick wall at the rear of the easterly portion and a brick lower level and concrete-block second-story addition on the rear of the westerly portion.

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http://ntserver1.wsulibs.wsu.edu/masc/finders/pc117.htm

Photos



N View
2014



N-NW view
2014



Rear view
2014

Historic Inventory Report

Location

Field Site No. 017 **DAHP No.**

Historic Name: Restaurant, Confectionary, Tobacco & Soft Drinks

Common Name: Licks Unlimited Soups & Sweets

Property Address: 226 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	05			Whitman	PULLMAN

Coordinate Reference

Easting: 2472453

Northing: 526750

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON **Date Recorded:** 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: **Comments:**
Survey/Inventory

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business
Plan: Rectangle
Stories: 2
Structural System: Unknown
Changes to Plan: Intact
Changes to Interior: Unknown
Changes to Original Cladding: Intact
Changes to Windows: Moderate
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Commercial	Brick	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1896 Built Date
Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Not eligible: Though this building retains a strong presence of form as well as much original style in the upper portion of the fade, the changes to the main level are far more extensive than many of the neighboring buildings along Main Street. The fenestration has been changed, as historic images indicate this building originally had a central entry but currently exhibits an entry off to the side of the facade with windows running along the remainder of the wall. Though this building is related to the city's economic, commercial and social history - the changes make it less recognizable as a turn of the twentieth century building. It does not relate to the period of significance for a potential downtown historic district as many of the surrounding buildings do.

Description of Physical Appearance:

This is a two-story, brick, commercial building constructed between the 1896 and 1908 Sanborn maps. The entire lower level of the façade elevation exhibits large storefront windows with replacement sashes and a single entry door with an air-conditioning unit above. Historic images indicate the original entry was centered between storefront windows. A pent-roof, vinyl awning is found above the lower level. The second level features four, arched windows with brick sills and nonhistoric sashes. A double-row, arched, brick lintel is found over each window. Three recessed panels are found above the windows, containing single, decorative bricks that extend out beyond the recessed plane of each paneled section. Above, is brick corbelling. Brick columns extend up at both corners. The rear of the building exhibits only a single door with a small, nonhistoric awning above. The rear portion appears to be concrete-blocks or structural tile blocks. A smaller, single-story building had previously been in this location, dating back to the 1891 Sanborn map, though this building with its two-story height and larger depth, did not appear until the 1908 version of the map. On this map the forward portion of the building contained a restaurant, confectionary, tobacco, and soft drinks business while the rear section housed a kitchen.

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Photos



Brick detail
2014



N view of facade
2014



N-NW view
2014

Historic Inventory Report

Location

Field Site No. 018

DAHP No.

Historic Name: Rico's Pub

Common Name: Rico's Pub

Property Address: 200 main E, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	06			Whitman	PULLMAN

Coordinate Reference

Easting: 2472375

Northing: 526751

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Irregular

Stories: 1

Structural System: Unknown

Changes to Plan: Intact

Changes to Interior: Unknown

Changes to Original Cladding: Intact

Changes to Windows: Not Applicable

Changes to Other: Unknown

Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Modern - Contemporary	Veneer - Brick	Flat with Parapet	Unknown

Foundation:	Form/Type:
Unknown	Commercial

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1960 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance: Eligible, contributing within a district: This building appears potentially eligible for inclusion as a contributing building in the NRHP within a potential downtown historic district. The flat awning may be original to the building, though the shed-roof awning is likely a nonhistoric alteration. The windows and doors have been changed, however, this is an expected, common change for commercial spaces and is reversible. This building retains a strong presence of form and continues to serve as a notable representation of its original period of construction and retains some of the original stylistic elements that make buildings of this vintage historic, including its large yet very plan façade wall, strong vertical appearance, the decorative slats, and the kitschy commercial signage. The building does not appear to warrant an individual listing in the NRHP, however, it remains an important element within the fabric of the city's downtown representing early- to mid-twentieth century commercial construction and relating to the themes of architecture, commerce, and community planning and development

Description of Physical Appearance:

This is a single-story, mid-century modern commercial building constructed post-1950, replacing several earlier small commercial spaces containing a variety of offices and shops and a slightly larger building containing a pool hall. This building features a wide, simple and generally plain façade characterized by its blonde-brick exterior veneer. Three commercial storefronts are found on the façade elevation, each with single entry doors flanked by large windows. The two storefronts on the easterly side of the building are covered by flat-roof awnings, while the business on the west side has a low-pitched, shed-roof awning. Terra cotta caps cover the cornice line. The windows and doors all appear to have been replaced, with each of the three commercial spaces exhibiting different doors and windows than one another. The southwest corner of the building features a rounded corner, set slightly back from the veneered wall plane. The rounded corner has been stuccoed or covered in cement, but a brick wall is visible behind it, which may be a remnant from one of the earlier buildings on this site. The upper portion of the wall on the west elevation features vertical, wooden slats that appear to be original to the building's mid-century construction. Toward the west end of the building on the façade is a commercial business sign, reading "Rico's," which also may remain from the building's earlier days perhaps having been added during the 1960s or 1970s. The sign exhibits vertical slat elements similar to the slats on the west wall, as well as horizontal metal bars attaching the sign to the building, which are all painted a different color of the rainbow.

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Ivan Shirrod Collection, Manuscripts, Archives and Special Collections - Digital Collections, WSU Libraries, Washington State University.
http://ntserver1.wsulibs.wsu.edu/masc/finders/pc117.htm

Photos



N view
2014



N-NE view
2014



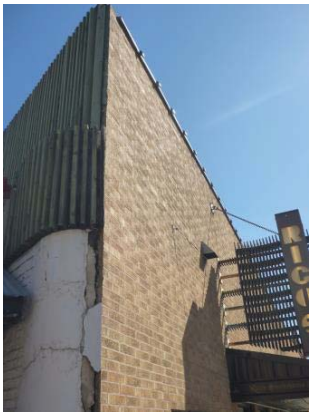
N-NW view
2014



NW view
2014



Detail of sign
2014



SW corner
2014

Historic Inventory Report

Location

Field Site No. 019

DAHP No.

Historic Name: Jeweler; Store, Gas & Oil

Common Name: Cafe Moro & Espresso, Fine Teas

Property Address: 100 grand N, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	06			Whitman	PULLMAN

Coordinate Reference

Easting: 2472270

Northing: 526757

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:

Historic Inventory Report

Description

Historic Use: Commerce/Trade - Business
Current Use: Commerce/Trade - Business
Plan: Irregular
Stories: 1
Structural System: Unknown
Changes to Plan: Moderate
Changes to Interior: Unknown
Changes to Original Cladding: Moderate
Changes to Windows: Moderate
Changes to Other: Unknown
Other (specify):

Style:	Cladding:	Roof Type:	Roof Material:
Commercial	Metal Veneer - Brick Wood - Clapboard	Varied Roof Lines	Unknown

Foundation:	Form/Type:
Unknown	Commercial

Narrative

Study Unit	Other
Community Planning/Development Commerce Architecture/Landscape Architecture	

Date of Construction: 1900 Built Date
Builder:
Engineer:
Architect:

Property appears to meet criteria for the National Register of Historic Places: No
Property is located in a potential historic district (National and/or local): Yes
Property potentially contributes to a historic district (National and/or local): No

Statement of Significance: Not Eligible: This building does not appear individually eligible for inclusion in the NRHP, nor does it appear that it would contribute as a part of a potential downtown historic district. The building has been altered several times, and while some alterations are historic in their own right (such as the northwest addition), it is not known definitively whether or not the southerly portion of the building is original or of newer construction. Regardless, the alterations and additions have reduced the building's integrity of design, workmanship, feeling, and association and have reduced its ability to communicate as an early- to mid-twentieth century commercial building. It is not a good representation of Pullman's downtown historic fabric.

Description of Physical Appearance:

Site 19 is a small, single-story, L-shaped commercial building located on the northeast corner of Main and Grand right at the primary business district intersection in Pullman. The southeast portion of the building is frame, covered in clapboard siding with wooden crown molding decorating the cornice line. A shed-roof awning covered in metal panels covers four, single-light, rectangular, wood windows and a single door entry on the south elevation. The west elevation of this portion of the building features three, paired, double-doors and a single door leading out onto an outside patio area for the business. The northwest portion of the building is slightly taller, and features brick veneered exterior and a large, chamfered wall on its southwest corner. A large, nonhistoric picture window is found on the chamfered wall, while two small, rectangular windows are found on the west elevation. The windows all exhibit brick sills. A soldier-course of bricks runs around the building slightly above the height of the picture window. Between the two sections of the building, a flat-roof addition matching the height of the taller, northwesterly extension. This portion has been covered in corrugated metal panels and exhibits louvered, double doors. According to the Sanborn maps, it appears the southerly extension of the building may date back as far as 1908 at which time it housed a jeweler; though it is unknown if this portion is that old as the building appears to have a chamfered corner on subsequent Sanborn maps – a feature it does not exhibit today. The extension at the northwest corner appears to have been added between 1929 and 1940 at which time the original portion housed a store and the addition was identified as a gas and oil business. The addition between them, in the crux of the L-shape, is a modern addition.

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1896 Pullman, Washington. Sanborn-Perris Map Company, New York, New York.

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Photos



E view
2014



N view
2014



N view
2014



SE view
2014

Historic Inventory Report

Location

Field Site No. 020

DAHP No.

Historic Name: Cream & Milk Station

Common Name: Hi Tek Nail & Tanning Salon

Property Address: 114 grand N, Pullman, WA 99163

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T14R45E	06			Whitman	PULLMAN

Coordinate Reference

Easting: 2472337

Northing: 526875

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: RECONNAISSANCE SURVEY FOR DOWNTOWN PULLMAN, WHITMAN COUNTY, WASHINGTON

Date Recorded: 04/19/2014

Field Recorder: Annie Doyon, MHP; Kathryn Burk-Hise, MSHP

Owner's Name:

Owner Address:

City: **State:** **Zip:**

Classification: Building

Resource Status: Survey/Inventory

Comments:

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments: