



CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM

TO: Historic Preservation Commission

FROM: Pete Dickinson, Planning Director *PD*
Jason Radtke, Assistant City Planner *JR*

FOR: Meeting of October 10, 2016

SUBJECT: Pullman Historic Register Nomination
Hollingbery House

DATE: October 3, 2016

On August 10, 2016, Robert Franklin and Daryl Ferguson, on behalf of property owners James and Jamie Peters, submitted to the city a nomination request to place the Hollingbery House, located at 1120 NE Indiana Street on College Hill, on the Pullman Register of Historic Places (See Attachment "A," Nomination Form for the Hollingbery House; and Attachment "B," Location and Zoning Map). This building was constructed in 1917.

The procedure for reviewing a nomination to the Pullman Register of Historic Places is set forth in City Code Chapter 16.60. When a nomination form is received, planning department staff checks the document to ensure the request is complete. A complete nomination includes written consent of the owner. In this case, James and Jamie Peters provided this consent, which can be found on the page marked as "12" on the nomination form. If owner consent is provided and the nomination is otherwise deemed acceptable for processing, the request is submitted to the city's Historic Preservation Commission (HPC) for review and action at a public meeting. The HPC makes the final decision on a local historic register nomination.

The notification requirements set forth in Section 16.60.050 stipulate that, at least 30 days prior to the public meeting, a Notice of Public Meeting shall be published in a newspaper of general circulation in the city; posted at the site; and mailed to the owner, author of the nomination, and any lessees of the subject property. This notice was published in the Moscow-Pullman Daily News on September 9, 2016; posted on September 8, 2016; and

mailed to pertinent parties on September 6, 2016.

BACKGROUND

According to the nomination form, the window casements, brick cladding, and hip-on-gable roof of the Hollingbery House retain a high degree of architectural integrity. The building itself is a mix of Tudor Revival and Colonial Revival styles of architecture, comprising one and a half stories. The architect for the house is unknown. It is a contributing property to the College Hill Historic District.

The walls of the building consist of red, stretcher-bond brick. It has a cross gable roof and an offset chimney. The footprint of the structure is square, with wings to the west and south. On all four elevations, there is an offset belt of keyed bricks laid in a soldier course between the foundation and the first story.

There are many decorative elements worked into the brick façade. For example, several of the windows have brick sills and a flat arch above the opening, and are fronted by the original storm windows. Other notable features include a mansard dormer on the second story with boxed cornices and shingled cladding, and a garage that adds to the historic integrity of the property, with brick cladding, a hipped gable roof, and one remaining original garage door. According to the author of the nomination, the building is in good condition and retains many of its archetypical features.

The first notable occupant was Orin "Babe" Hollingbery, who lived there from 1932 until 1944, and who bought the property in 1940. Hollingbery was a College Football Hall of Fame coach and the winningest coach in the history of Washington State University (WSU) football. His tenure with the then-Washington State College (WSC) football organization lasted from 1926 through 1942. While under his direction, the Cougars were invited to play in the Rose Bowl in 1930. The Hollingbery Fieldhouse on campus is named for him. Hollingbery sold the house in 1946.

In 1954, the home was purchased by Stanley P. and Thelma E. Rheiner. From 1951 to 1973, Stanley served the YMCA at WSC and WSU, first as Secretary and then Executive Director. He later acted as Director of the Office of the Physically Impaired between 1977 and 1982. The current owners purchased the home in 2010.

STAFF ASSESSMENT

Pullman City Code Section 16.60.050 sets forth the criteria for judging local register nominations. This code section is cited in Attachment "C."

Staff believes that the subject property meets the criteria for listing on the Pullman

Register of Historic Places due to the age and integrity of the structure and its occupation by notable WSU personnel. Consequently, planning staff recommends that this proposal be approved.

ACTION REQUESTED

Determine, by resolution, whether or not to list the subject property on the Pullman Register of Historic Places. A resolution reflecting planning staff's recommendation in this case is provided as Attachment "D."

ATTACHMENTS

- "A" Pullman Historic Register Nomination Form for the Hollingbery House
- "B" Location and Zoning Map
- "C" Code Section Regarding Criteria for Judging Local Register Nominations
- "D" Draft HPC Resolution

Pullman Register of Historic Places Nomination Form

*City of Pullman-Pullman Historic Preservation Commission,
325 SE Paradise St., Pullman, Washington 99163*

1. Name of Property

Historic Name: Orin M. and Hazel M. Hollingbery House

2. Location

Street Address: 1120 NE Indiana

City, State, Zip Code: Pullman, WA, 99163

Parcel Number: 111750000090001

Legal Location (Section, Township, Range): T15 R45 E Section 32 SW SE

Plat or Addition: Moss Subdivision

3. Classification (check all that apply)

Category of Property	Ownership of Property	Status of Property	Present Use of Property	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> district	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

4. Owner (s) of Property

Name: James Peters & Jamie Peters

Street & Number: 1120 NE Indiana

City, State, Zip Code: Pullman, WA 99163

Telephone Number/E-mail: (509) 595-3642



5. Previous Studies Done at the Property

List previous surveys, investigations, and forms completed at the property

Historic Property Inventory Form #38-1043, State of Washington Office of Archaeology and Historic Preservation, 1986.

National Register of Historic Places, College Hill Historic District, Pullman, Whitman County, Washington, National Register # 06000701

Public History Survey Form for 1120 NE Indiana, Washington State University, 2004.

6. Description

Architectural Classification
(enter categories from instructions)

Condition
 excellent
 good
 fair
 deteriorated
 ruins
 unexposed

Check One
 unaltered
 altered

Check One
 original site
 moved & date _____

Provide a narrative description of the present and original physical appearance on one or more continuation sheets.

7. Pullman Register of Historic Places Criteria and Statement of Significance

Applicable Register of Historic Places Criteria--mark "X" in one or more boxes for each criterion qualifying the property for the Pullman Register of Historic Places.

A Property is associated with events that have made a significant contribution to the broad patterns of history (at a local, state, or national level).

B Property is associated with the lives of persons significant in our past (at a local, state, or national level).

C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Narrative statement of significance is found on one or more continuation sheets.

8. Bibliographical References

Bibliography is found on one or more continuation sheets.

9. Geographical Data

Acreage of Property: 0.371

Written Boundary Description: The nominated property is bounded by the legal description as recorded in the Whitman County Assessors Office, and is recorded as Tax Parcel No. 111750000090001

Written Boundary Justification: The boundary of the nominated property is the parcel historically associated with the property.

10. Form Prepared By

Name and Title: Robert Franklin, Daryl Ferguson
Organization: on behalf of the College Hill Association
Telephone Number/E-mail: 907-223-4778/robert.franklin@wsu.edu
Street and Number: 804 Stanton Ave
City, State, Zip Code: Richland, WA 99352
Date: 08/14/2015

11. Nominated Elements

Please list the significant elements of the property that are to be included in the nomination by checking the appropriate elements below (X). Each checked element should be specifically described in the narrative section and photographs of each element should be supplied.

Principal Building or Structure: X

Historic Additions:

Historic Landscaping, Fencing, Walkways, Gardens, Objects (e.g. water fountains, statues), and any Other Historic Constructions:

Ancillary Buildings or Structures, Outbuildings: X

Interior Spaces or Other (Inventory in the Narrative):

Historic or Archaeological Site:

12. Additional Documentation

Map: USGS quad, required (aerial photograph, Sanborn Map, other maps optional)

Photographs (include a caption with a description, the direction photo was taken, and elevation of buildings and structures, (e.g., north elevation). Include at least one photograph of each building or structure elevation and one three-quarter elevation photograph of the front (façade) and one side elevation.

Maps and photographs are included on one or more continuation sheets.

13. Signature of Owner(s) (print name following signature)

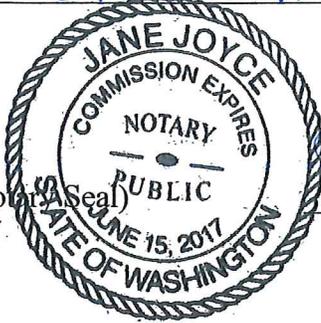
James Peters, James Peters
Jamie Peters, Jamie Peters

14. Notary Seal:

State of Washington,

This instrument was acknowledged before me on 8.10.2016 (date) by

JAMIE PETERS + JAMES PETERS (name or names).



Jane Joyce JANE Joyce
Notary Public's Signature
Whitman County
My appointment expires: 6/15/2017

15. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____

Commission Decision: _____ Approved
as to Form: _____

Date: _____

Universal Transverse Mercator (UTM): (Zone 11, NAD1983):

I hereby certify that this property has been listed in the Pullman Register of Historic Places.

CHAIR, City of Pullman, Historic Preservation Commission

Date

Continuation Sheet, Pullman Register of Historic Places Nomination: Narrative Description of the Present and Original Physical Appearance (use as many pages as necessary)

This one and one-half story Tudor Revival-style residence has a poured concrete foundation, stretcher bond brick exterior, a cross-gable composition roof, and an offset chimney. The house has a rectangular floor plan with wings at the west and south, and at the southwest a concrete patio leads to the garage. The garage adds to the historic integrity of the property and will be described in the last paragraph. On all four elevations between the foundation and first story is an offset belt of keyed bricks laid in a soldier course. Overall the house retains a good degree of architectural integrity with an intact house plan, original cladding, and most of the original windows.

On the west, or front, façade a poured concrete path leads to five rectangular brick and concrete steps that contract in size as they rise to approach the front entry. An aluminum and glass storm door painted maroon fronts a replacement solid wood door with plain trim and surround. Above the door is a brick Tudor arch and above the arch is a semicircle with the house address on a wood block, set in from the brick. The door is flanked by two light fixtures. To the north of the door is a recessed single sash six pane window, the top two panes rounded, with brick sill and surround and with arch radiating voussoirs. All windows on the first elevation have header bond brickwork above and brick sills. Above the address semicircle is a smaller six-pane window, similar to the previously described window, which has a brick sill and arch radiating voussoirs, but no surround. The protruding entrance has a distinctive sloping line from the catslide roof with wide verge boards.

The basement at the west elevation is stuccoed and without windows. At the first story there is a large single pane picture window flanked by two double hung two-sash windows with six top panes. All windows have a brick sill, plain lintel and surround, a flat arch, and are fronted by the original storm windows. To the south of the door is one double-hung two-sash window with six top panes and brick sill, plain lintel and surround. At the second story is a mansard dormer with the cornice boxed on the north and south elevations. Within the dormer are two double hung two-sash windows with six top panes and wood mullion, flanked by two double hung two-sash with eight top panes, plain lintel and surround, wood sill, and the dormer has wood shingle cladding.

Proceeding to the north elevation there is a poured concrete walkway that leads to a sunken basement entry with a concrete window well surrounding the basement level windows. The outside basement wall is covered with stucco. An aluminum storm door fronts the basement entry and is divided into three sections: a glass top, a middle screen, and a panel at the bottom. The entry door is original, with the original knob and an added deadbolt, and has four panes with one wood panel below. The windowpanes were added by the previous owner in place of wood panels to allow for more light to enter the basement. Above the entry is an original light fixture, and to the west of the door are two double hung two-sash windows with wood mullion and original screens. At the first floor to the east is a large picture window. All windows on the first and second floor of this elevation have brick sill and a flat arch above. To the west of center are three double hung two-sash with six top pane windows with plain lintel and surround, and two wood mullions. At the second level slightly to the east of center are two double hung two sash windows with six top panes. At the attic level is a louvered vent with brick sill.

At the east elevation the wing will be discussed first followed by the east elevation of the house. Poured concrete steps at an angle lead to a replacement storm door and replacement door. The storm has a double hung two-pane window and the entry door has nine top panes and two vertical panels below. The basement level of the house east elevation has two three pane windows in poor condition, and under a deck attached to the first floor is a small window with a screen. At the first story is a double hung two sash window. To the south is a double hung two sash window with ten top panes, and then a sliding glass door to the deck, an addition. And to the north of the deck is a light fixture. On the second story is a shed dormer with two double hung two-sash windows with four top panes, then a set of three double hung two-sash windows with six top panes and wood mullion, plain trim and surround, and fronted by the original storms.

At the south elevation, the wing that was mentioned at the east elevation will be discussed first. The roof of the wing at this elevation has a fascia with return. At the first floor level there are two centered double hung two-sash windows with six top panes, both with wood mullion. At the second elevation there is one single pane window with a brick surround. At the basement level of the south elevation there is a three-pane window, one

pane replaced with a vent. At the first floor to the east of the door is one double hung two sash window with an electrical meter, then a double hung two-sash window with eight top panes. At the second story there is a double hung two-sash window with six top panes. At the attic level there is a vent with a brick surround.

The garage on the property is clad in brick with a soldier course on the bottom above the concrete foundation. A hipped gable roof with a cornice boxed plain return projects over the north and south elevations. Concrete steps on the west facade lead to a panel door with plain trim and a light fixture above the door. The north and south elevations are plain with no windows or distinguishing features. To the west there are two openings for cars, the left has an original garage door, altered by the insertion of a replacement rectangular house door with two top panes and large panel. The right door is a replacement "Sears" vertically sliding door. In the center above the right door is a screened and louvered vent with a brick sill and flat arch. A two-car carport with wood beams, trusses, and a metal roof has been added to the structure towards the alley.

**Continuation Sheet, Pullman Register of Historic Places Nomination: Narrative Statement of Significance
(use as many pages as necessary)**

The Orin M. and Hazel M. Hollingbery House, a one and one-half story Tudor Revival-style on 1120 NE Indiana Street, retains a high degree of architectural integrity in regard to window casements, brick cladding, and its hip-on-gable roof. Not strictly a Tudor Revival, the Hollingbery home combines elements of the Tudor Revival Style in the entry while the rest of the home is styled as a Colonial Revival. The home is an excellent example of the revival styles that were popular in the first three decades of the twentieth century and is a “historic contributing” structure in the College Hill Historic District, listed on the National Register of Historic Places. The Tudor Revival Style makes up fourteen percent of the historic housing styles within the College Hill Historic District, and the preservation of the remaining Tudor Revival homes is important to retain the historic fabric of the district.

Built as a rental property in 1917 by an unknown architect, the first important association of the home came in 1940 when Orin “Babe” Hollingbery purchased the house from C. Roy and Thelma J. Gardner. Hollingbery, a College Football Hall of Fame Coach and the most-winning coach in Cougar football history, actually lived in the home from 1932 to 1944. Hollingbery coached the then-Washington State College Cougar football team from 1926 to 1942 and the Hollingbery Fieldhouse on the WSU campus is named in his honor. Under Hollingbery the Cougars did not lose a single home game from 1926 to 1935 and the 1930 team travelled to the Rose Bowl, the Cougars second appearance, to unsuccessfully challenge the University of Alabama. Hollingbery moved to Yakima in 1944 and held ownership of the home until 1946 when he sold the home to William B. Fox, an Assistant Professor of Agronomy.

In 1954 Stanley P. and Thelma E. Rheiner purchased the home. Stanley was first the Secretary and later the Executive Director of the YMCA at WSC/WSU from 1951-1973 and Director of the Office of the Physically Impaired from 1977 to 1982.

Sometime after 1982 the Rheiners sold the home to Jeffrey and Joanne Sellen. Jeffrey was the Associate Director of the Center for Environmental Education. In 2010 James and Jamie Peters purchased the home. James is a Neuroscience Professor at WSU.

Placed squarely in the College Hill neighborhood, the Hollingbery Home retains a high degree of architectural integrity and has strong connections to Washington State University, making it an important part of the College Hill Historic District.

Continuation Sheet, Pullman Register of Historic Places Nomination: Bibliography (list previous reports and published references that document the history and significance of the property)

Hahn, Summer. "A Professor's Neighborhood: College Hill Pullman, Washington, 1893-1940." Master's thesis, Washington State University, 2005.

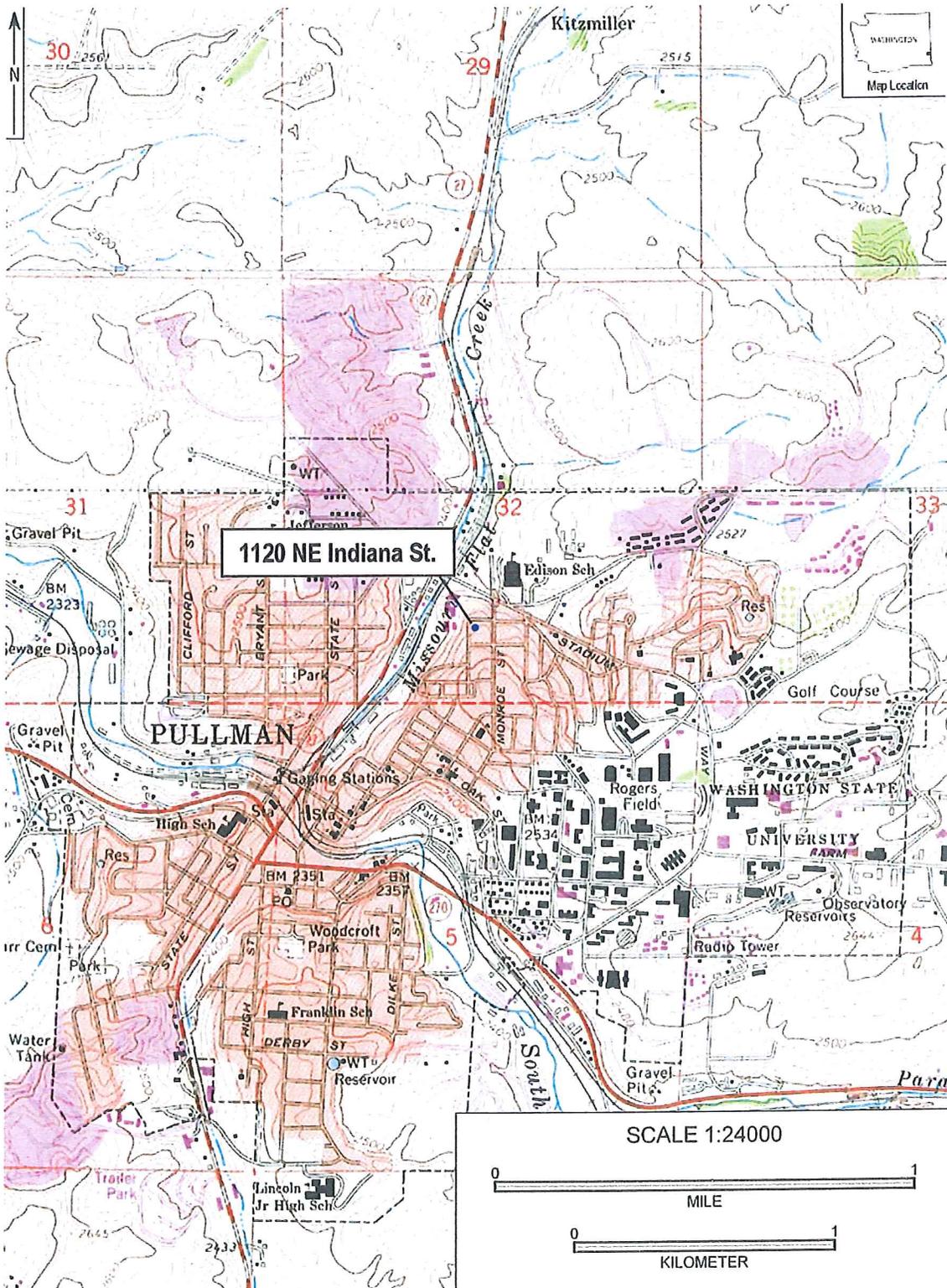
Historic Property Inventory Form #38-1043, State of Washington Office of Archaeology and Historic Preservation, 1986.

National Register of Historic Places, College Hill Historic District, Pullman, Whitman County, Washington, National Register # 06000701.

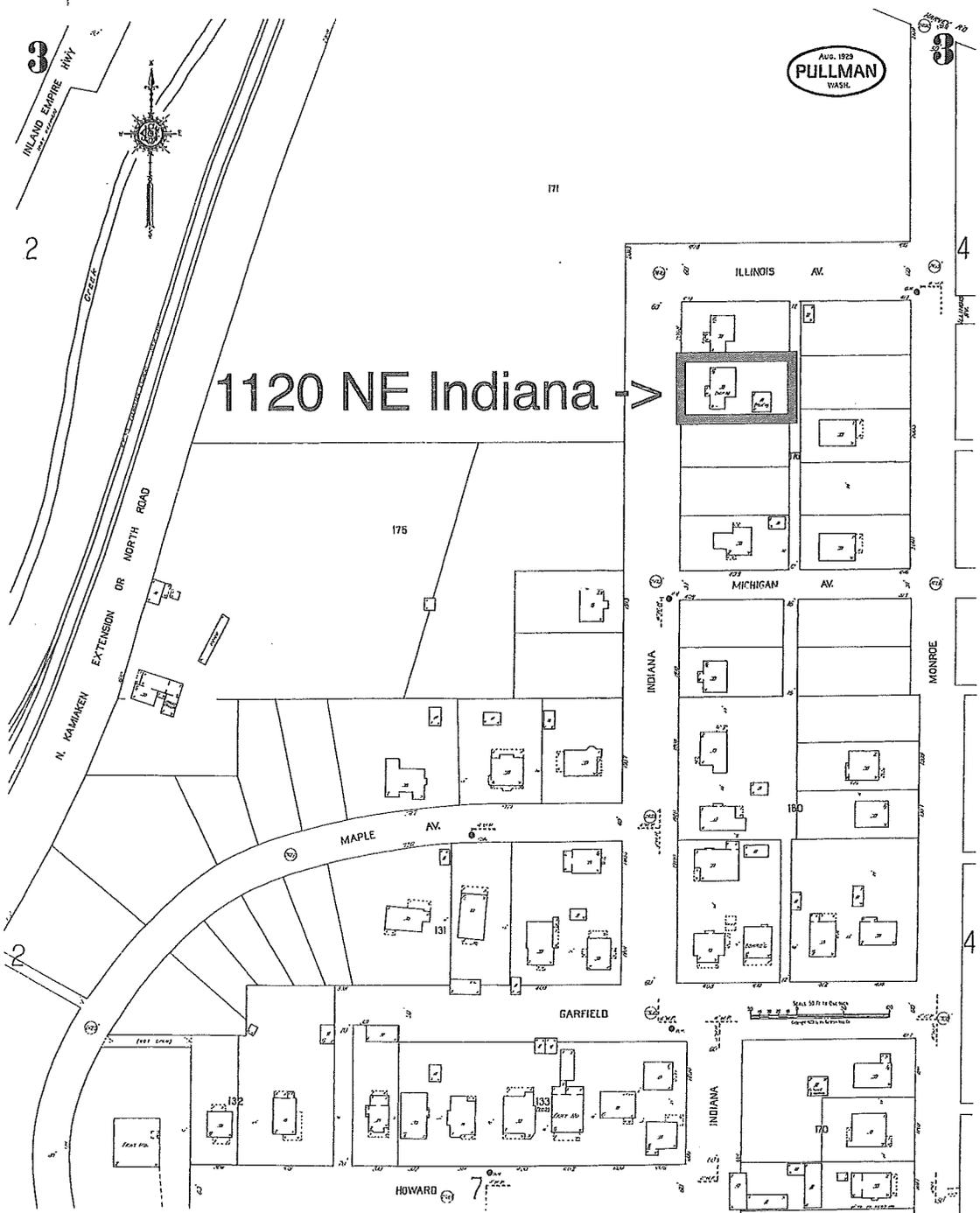
Photo Collection 1. Manuscripts, Archives and Special Collections. Washington State University.

Public History Survey Form for 1120 NE Indiana, Washington State University, 2004.

Continuation Sheet, Pullman Register of Historic Places Nomination: USGS Quadrangle Map (Pullman 7.5 minute)



Continuation Sheet, Pullman Register of Historic Places Nomination: Additional Maps, Architectural Plans



1929 Sanborn Map

Continuation Sheet, Pullman Register of Historic Places Nomination: Photographs, including any Historic Photographs of the Property.



East elevation.



North elevation



West Elevation



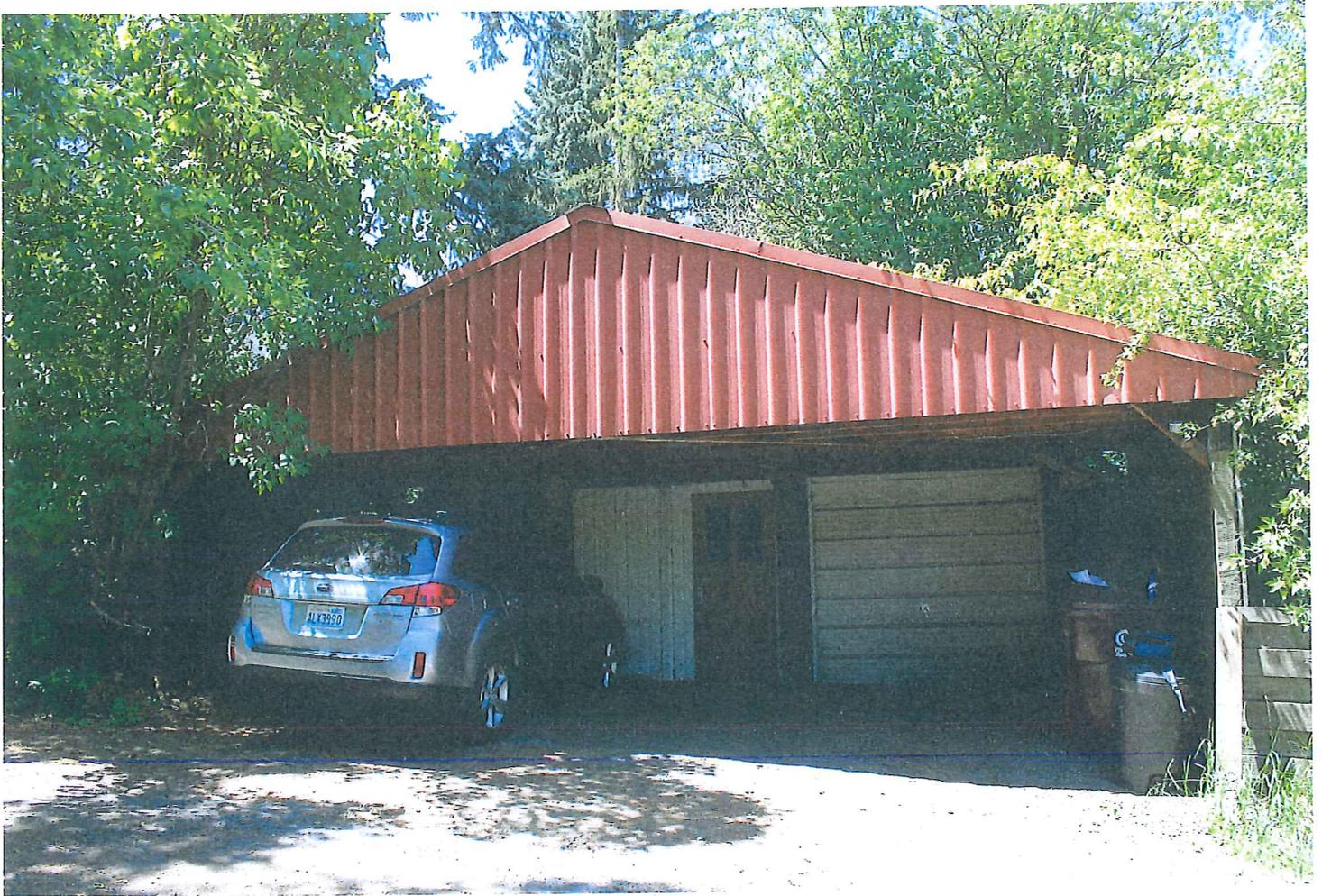
South elevation with wing



East façade of garage



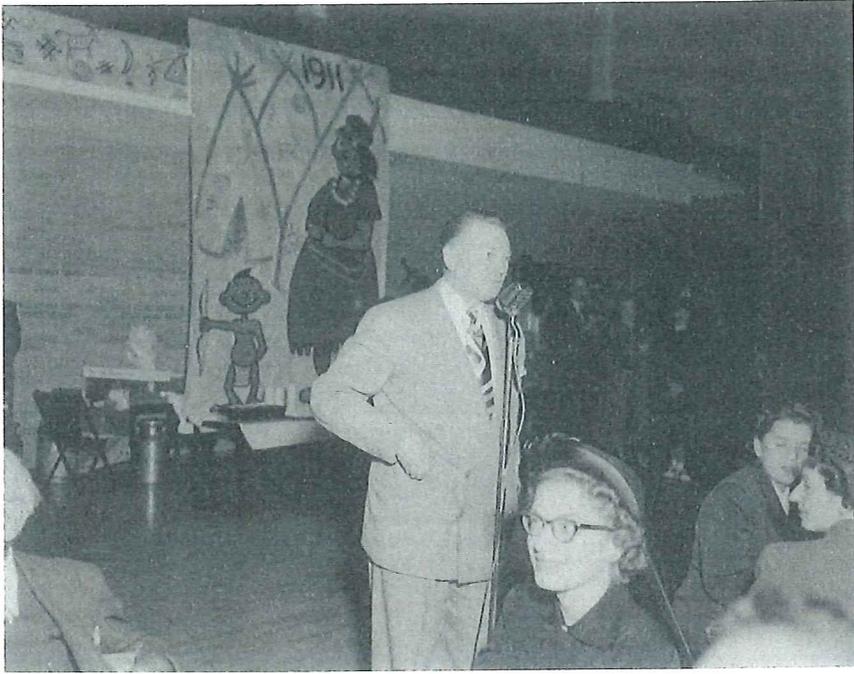
North elevation



West elevation with carport



South elevation



Orin "Babe" Hollingbery



Stan Rheiner

Continuation Sheet, Pullman Register of Historic Places Nomination: Other Documentation (e.g. newspaper clippings, obituaries of former owners or residents).

***INSERT DOCUMENT(S)**

APPENDIX I
Important Contact Information

City of Pullman Planning Department
City of Pullman Public Works
Department
325 SE Paradise Street
Pullman, WA 99362
509-338-3213
509-338-3220
Planning: jason.radtke@pullman-wa.gov
Engineering: dan.crimmins@pullman-wa.gov

Whitman County Assessor's Office
400 N. Main Street
Colfax, WA 99111
509-397-6220
www.whitmancounty.org/assessor

WSU Manuscripts, Archives, and
Special Collections
Box 645610
Washington State University
Pullman, WA 99164-5610
509-335-6691
mascref@wsu.edu
www.wsulibs.wsu.edu/masc

Whitman County Assessor Tax Sifter:
<http://terrascan.whitmancounty.net/Taxsifter/Search/Results.aspx>
This is a useful tool for searching by address for parcel number.

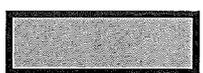
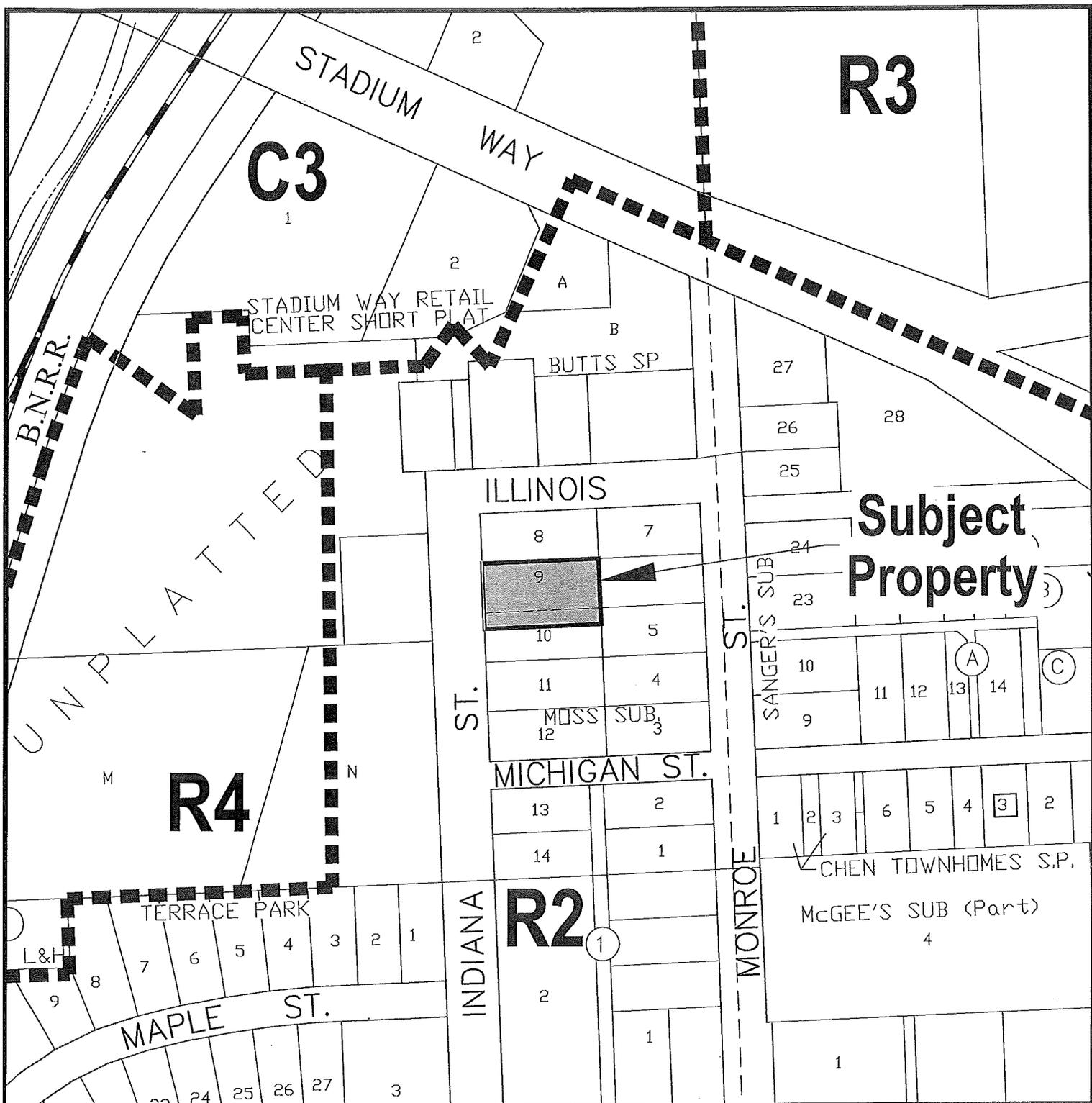
Washington Information System of Architectural and Archaeological Records Data:
<http://www.dahp.wa.gov/learn-and-research/find-a-historic-place>

Preservation Idaho: Cultural Resources Consultants
<http://www.preservationidaho.org/resources/cultural-resources-consultants>

Washington State Department of
Archaeology and Historic Preservation
P.O. Box 48343
Olympia, WA 98405-8343
360-586-3065
www.dahp.wa.gov

Whitman County Historical Society
P.O. Box 67
Colfax, WA 99111
www.whitmancountyhistoricalsociety.org
Archives:
Gladish Community and Cultural Center
115 NW State Street, Room 103A
Pullman, WA 99362
Open Wednesdays, 9 a.m. to 12 p.m.
Or by appointment
Contact Ed Garretson
epgjr@wsu.edu

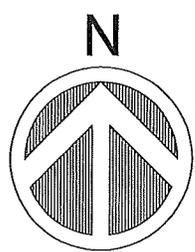
WSU Department of Capital Planning
and Development
225 SE Idaho Street
Pullman, WA 99164-3611
509-335-5571
cpd@wsu.edu
www.cpd.wsu.edu



SUBJECT PROPERTY



ZONING DISTRICT BOUNDARY



LOCATION & ZONING MAP
ATTACHMENT "B"

HOLLINGBERY HOUSE

16.60.050 Pullman Register of Historic Places.

- (1) Criteria for Determining Designation in the Register. Any building, structure, site, object, or district may be designated for inclusion in the Pullman Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:
- (a) is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;
 - (b) embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - (c) is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;
 - (d) exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history;
 - (e) is associated with the lives of persons significant in national, state, or local history;
 - (f) has yielded or may be likely to yield important archaeological information related to history or prehistory;
 - (g) is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event;
 - (h) is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person;
 - (i) is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;
 - (j) is a reconstructed building that has been executed in an historically accurate manner on the original site; or
 - (k) is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

**BEFORE THE HISTORIC PRESERVATION COMMISSION
FOR THE CITY OF PULLMAN**

In the Matter of the Proposed
Nomination of the Hollingbery
House to the Pullman
Register of Historic Places

) Resolution No. HPC-2016-2
)
) A Resolution Representing the
) Official Determination of the City of
) Pullman Historic Preservation
) Commission

WHEREAS, a completed nomination form was submitted to the planning department with the intent of listing the Hollingbery House, located at 1120 NE Indiana Street, on the Pullman Register of Historic Places; and,

WHEREAS, a notice of the Historic Preservation Commission public meeting on this matter was published in the Moscow-Pullman Daily News on September 9, 2016, posted at the site on September 8, 2016, and mailed to pertinent parties on September 6, 2016; and,

WHEREAS, a public meeting was held before the Historic Preservation Commission on October 10, 2016 in the Council Chambers at City Hall, SE 325 Paradise Street, Pullman, Washington, at which time public comment from persons interested in the proposed nomination was solicited; and

WHEREAS, this Commission has considered the criteria for listing a property on the Pullman Register of Historic Places as set forth in Pullman Zoning Code Section 16.60.050, and has determined that the subject nomination conforms to said criteria;

NOW, THEREFORE, the Historic Preservation Commission for the City of Pullman hereby makes and enters its formal

Decision

The proposed nomination of the Hollingbery House, located at 1120 NE Indiana Street, is hereby approved, thereby listing this property on the Pullman Register of Historic Places.

DATED this _____ day of _____, 2016.

Ned Warnick, Chairperson
Pullman Historic Preservation Commission

ATTEST:

Pete Dickinson, Planning Director