

# CULTURAL RESOURCES SURVEY COVER SHEET

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Title of Report: Historic Building Inventory of the Maple Street-Maiden Lane Neighborhood, Pullman, Washington

Date: August 19 2013

County (ies): Whitman Section: 5 Township: 14 N. Range: 45 E.  
Quad: Pullman Acres: 17.4

CD submitted?  Yes  No

Does this replace a draft?  Yes  No

Archaeological Sites Found or Amended?  Yes  No

TCP(s) found?  Yes  No

DAHP Archaeological Site #:

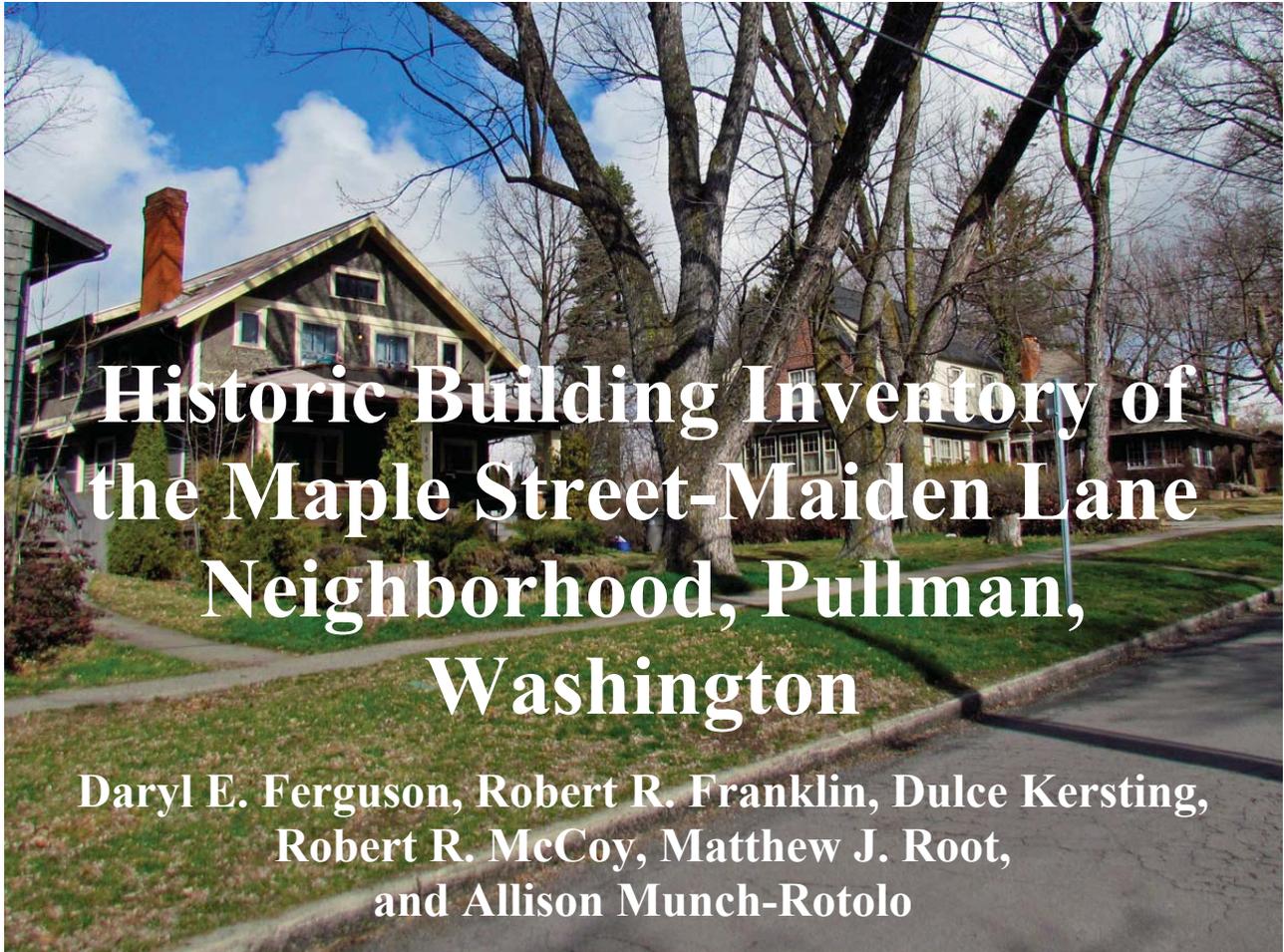
36 historic properties  
submitted in WISAARD

## REPORT CHECK LIST

Report should contain the following items:

- Clear objectives and methods
- A summary of the results of the survey
- A report of where the survey records and data are stored
- A research design that:
  - Details survey objectives
  - Details specific methods
  - Details expected results
  - Details area surveyed including map(s) and legal locational information
  - Details how results will be feedback in the planning process

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# Historic Building Inventory of the Maple Street-Maiden Lane Neighborhood, Pullman, Washington

Daryl E. Ferguson, Robert R. Franklin, Dulce Kersting,  
Robert R. McCoy, Matthew J. Root,  
and Allison Munch-Rotolo

**Rain Shadow Research Inc.  
Project Report 261**

**RAIN SHADOW RESEARCH INC.**



CONSULTANTS IN PREHISTORY AND PALEOENVIRONMENTS

**This Report Contains Privileged Information: Do Not Release**

# Historic Building Inventory of the Maple Street-Maiden Lane Neighborhood, Pullman, Washington

NW¼ of Section 5, T. 14 N., R. 45 E. (USGS Pullman Quadrangle, 1:24,000, 1964/1975).

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## **Rain Shadow Research Inc. Project Report 261**

119 North Grand Avenue  
Pullman, Washington 99163-2605  
August 19, 2013

Submitted to: **City of Pullman**  
Public Works Department  
325 SE Paradise Street  
Pullman, WA 99163

On the cover: the 600 block of Maple Street

### Key Information

**Agency Name:** Washington State Department of Archaeology and Historic Preservation

**County:** Whitman, Washington

**Legal Authority:** Certified Local Government program of the National Historic Preservation Act of 1966, as amended 1980

**Legal Description:** NW¼ of Section 5, T. 14 N., R. 45 E. (USGS Pullman Quadrangle, 1:24,000, 1964/1975).

**Tax Parcel:** see Table 5

**Acres Surveyed:** 17.4 acres Intensive building survey

#### Certification of Results

I certify that this investigation was conducted and documented according to the Secretary of Interior's Standards and guidelines and that the report is complete and accurate to the best of my knowledge.



Matthew J. Root, Ph.D., RPA

August 19, 2013

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## Management Summary and Scope of Work

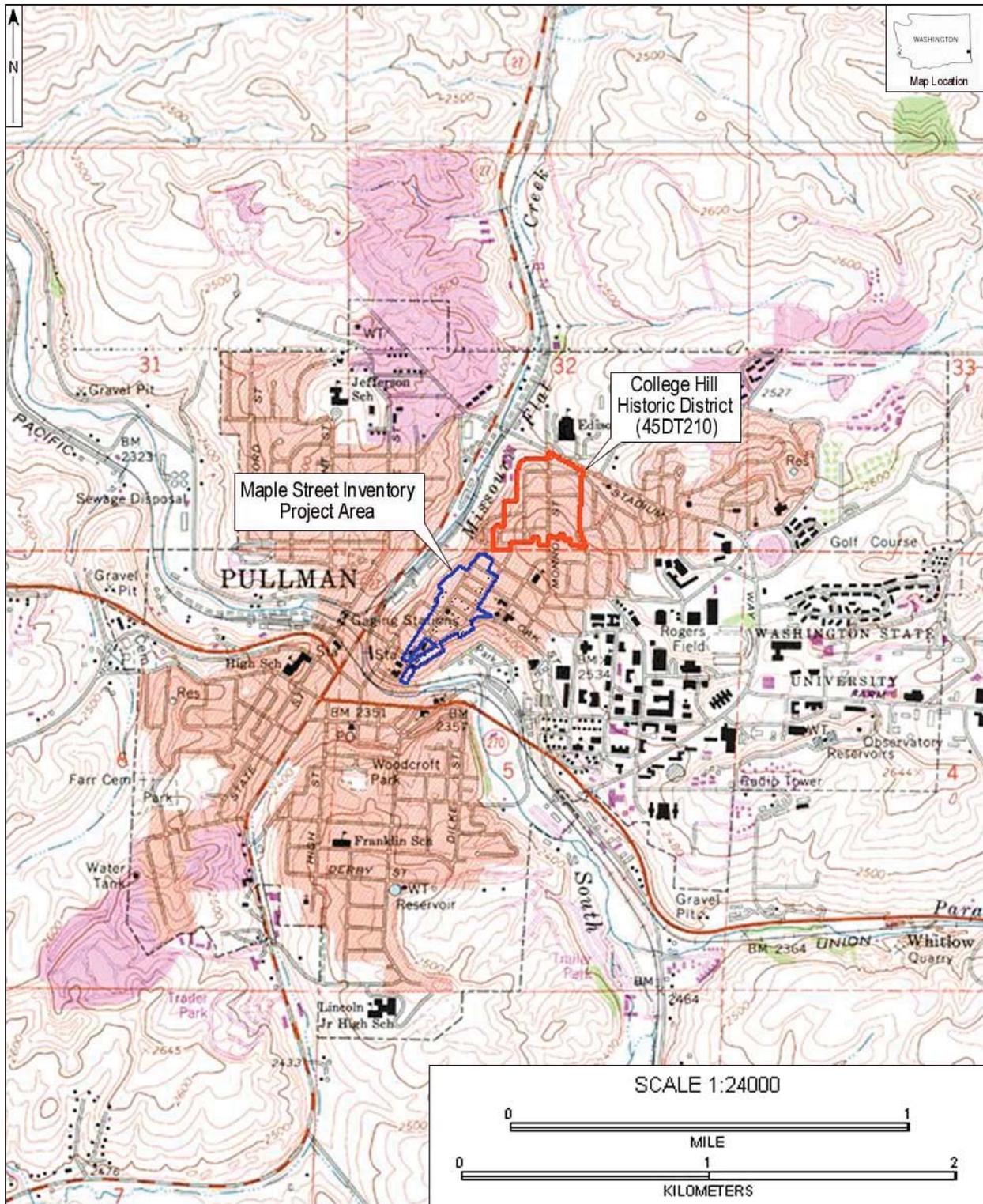
Rain Shadow Research conducted an intensive historic building survey in partial fulfillment of a grant from the Washington Department of Archaeology and Historic Preservation to the City of Pullman. The original inventory area defined by the City of Pullman included 61 properties in the areas of the 400 to 700 block of Maple Street and Maiden Lane and the cross streets. Property owners were offered the opportunity to opt out of the inventory; owners of 34 historic properties did so. This left only 27 historic properties in the inventory. Therefore, the City of Pullman expanded the inventory area to include the eastern side of the 300 block of Maple Street and the 400 block Maiden Lane. The expanded Maple Street-Maiden Lane inventory area contains 36 inventoried properties. These include 36 residential buildings (including multi-occupant apartments) and one former stable. There are seven detached garages that are associated with the original houses on those properties. We recorded these seven buildings with the associated houses as one property.

This survey was conducted under contract between the City of Pullman, Washington and Rain Shadow Research Inc. All project records are stored at Rain Shadow Research. This project was conducted under the Certified Local Government program of the National Historic Preservation Act of 1966, as amended 1980. Robert R. McCoy (Ph.D.), Dulce L. Kersting (M.A.), and Robert R. Franklin (B.A., M.A. candidate in history) completed the in-field architectural descriptions of the 36 historic properties from 22 April to 13 May 2013. Matthew J. Root (Ph.D.) and Allison Munch-Rotolo (Ph.D.) conducted all photography. Daryl E. Ferguson (M.A.) completed all other field data recording and coordinated all work.

Architectural styles represented by the inventoried properties include Arts and Crafts (Craftsman and Rustic), Beaux Arts (American Renaissance and Classical Revival), Colonial Revival, Late Gothic Revival, Modern (International and Minimal Traditional), Queen Anne-Cottage, Tudor (Composite and Elizabethan), and Vernacular. Craftsman is the most common architectural style (n = 14) recorded in the survey area, followed by Colonial Revival (n = 6). Together, these two styles account for over one-half of the inventoried buildings.

We recommend that three historic properties are eligible for listing on the National Register under Criterion C. These are a Tudor – Elizabethan house at 410 Spaulding Street, a Colonial Revival house at 625 Maple Street, and an Arts and Crafts – Craftsman at 635 Maple Street. These buildings retain all or most of their historic integrity. We recommend that one historic property, a 1908 Art and Crafts – Craftsman at 455 Campus, is eligible for the National Register under Criterion B, Important Persons. Several people of local and national prominence owned and lived at the house.

We recommend that 32 of 36 inventoried historic properties are not eligible for listing on the National Register. These buildings have extensive modifications to plans, windows, doors, cladding, or roofs and have lost much of their historic integrity. Many of the buildings in the survey area were not inventoried because owners opted out of the inventory. Therefore, based on present information we recommend that the inventory area is not eligible for listing on the National Register as a District. If more buildings are inventoried in the future, the area should be re-evaluated. Though we recommend that most buildings are not eligible for the National Register, many may meet the criteria for listing on the Pullman Historic Register. We encourage homeowners to submit nominations to the Pullman Historic Preservation Commission for evaluation for listing on the local historic register.



**Figure 1. Location of the Maple Street Inventory Project Area and its proximity to the National Register College Hill Historic District (45DT210) (USGS Pullman Quadrangle, 1:24,000, 1964/1975, contour interval 20 feet).**

## Historic Context

By the second decade of the nineteenth century, British and American fur traders were active in northeast Washington and northern Idaho. Between 1807 and 1810, David Thompson of the North West Company (NWC), a British conglomerate based in Montreal, and persons under his charge constructed several trading posts in northern Idaho and adjacent areas of Washington, British Columbia, and Montana. The lack of fur-bearing animals and the absence of large, navigable rivers, however, meant that they showed little interest in the Palouse region of southeast Washington.

The most significant of the early NWC posts, Spokane House, served as the central supply base for the company's other inland trading posts. It was established in 1810 by Finan McDonald and Jacques (Jaco) Finlay near the confluence of the Spokane and Little Spokane rivers northwest of present Spokane. In 1812, the Pacific Fur Company (PFC), a subsidiary of John Jacob Astor's American Fur Company, established an opposition post within sight of Spokane House. From Fort Spokane the PFC dispatched several clerks to oppose the NWC among neighboring tribes to the east: Benjamin Pillet among the Kootenai, Russel Farnham among the Flathead, and Donald McLennon among the Coeur d'Alene (Ross 1969:229-230).

The PFC also established a small, unnamed wintering post on the Clearwater River about five miles above its confluence with the Snake River (Jones 1993:104), east of present-day Lewiston, Idaho. The post was established by Donald McKenzie in September 1812, but was active for only about three months before it was abandoned. In 1821, the British Hudson's Bay Company (HBC) merged with the North West Company and took possession of the latter company's western posts. Following the merger, the HBC continued to use Spokane House, however by 1826 it was decided this post was situated too distant from the main commercial thoroughfare along the Columbia River. As a result, Spokane House was abandoned and a new post (Fort Colvile) was established. One of the primary routes used by the early fur traders between Spokane House and posts to the south was through far western Whitman County along an Indian trail known as the "Shawpatin and Pilloosees Road." This trail, traveled by David Thompson as early as August 1811 (Belyea 1994:166), extended up the Palouse River valley from its mouth at the Snake River to the mouth of Rock Creek, 59 km (37 miles) northwest of Pullman. From here the trail went north up Rock Creek, then overland to the mouth of the Spokane River.

By the late-1840s, the fur trade was in steady decline and a new era of intensive settlement, primarily by Euroamericans, had begun. As the number of settlers increased, so too did the animosity displayed by American Indians towards the encroaching immigrants. Tensions finally exploded into full-scale war (the Yakima War of 1855-1856) as a result of the influx of miners into eastern Washington following the discovery of gold along the Columbia River. The conflict ended with no resolution of the issues concerning the encroachment of miners into eastern Washington. Within two years another major conflict, the Coeur d'Alene War (sometimes referred to as the Spokane War) of 1858, had begun.

On 17 May of that year, Major (Brevet Lieutenant Colonel) Edward J. Steptoe departed Fort Walla Walla with three companies of the 1st Dragoons and a twenty-five-man detachment of the 9th Infantry with the intent of quelling Indian uprisings against the miners. The American troops, however, were decisively repulsed by a combined force of Spokanes, Palouses, and Coeur d'Alenes at the Battle of Steptoe Butte near present-day Rosalia, 56 km (35 mi.) northwest of Pullman. Incensed, Brigadier General Newman Clarke directed Colonel George Wright to begin a campaign against those responsible for Steptoe's defeat. During the first week of September 1858, Wright's forces inflicted severe losses on the Indians at the Battle of Four Lakes, north of present-day Cheney, Washington, and at the Battle of Spokane Plains, west of present-day Spokane. These

engagements effectively ended Indian armed resistance in eastern Washington (Converse 1988; Utley 1967).

Today, the Palouse is recognized as the most productive wheat land in the United States, but these fertile soils were ignored by the early Euroamerican settlers. Wheat was first grown only in the bottom lands; farmers did not cultivate wheat in the uplands until the mid-1860s. Wheat flour was first exported from eastern Washington in 1867, laying the foundation for an expanding wheat-based economy. This sowed the seeds of a new kind of life on the Palouse in the late nineteenth and early twentieth centuries (Meinig 1995; Root 1989).

In 1870, Euroamerican settlement on the Palouse had scarcely begun, with a little stock raising and limited dry land farming. In 1872, only 1,000 people lived in Whitman County. By 1880, the population had swelled to 7,014. In a mere two decades, all of the Palouse was taken as homesteads, and most of the area was under cultivation (Gilbert 1882; Meinig 1995:232–233, 245–247).

### **The City of Pullman**

The City of Pullman had its beginning in the 1870s when Bowlin Farr and Daniel G. McKenzie settled in the “Three Forks” area where Dry Fork and Missouri Flat creeks emptied into the South Fork Palouse River. Although local histories usually describe both men as homesteaders, General Land Office (GLO) records show that neither proved a homestead in Whitman County. Instead, the GLO records show that Farr acquired his 189.51 acres in the northeast quarter of Section 6 in T. 14 N., R. 45 E. through a cash sale on 30 June 1881. Six months later, on 30 December 1881, Daniel G. McKenzie purchased 160 acres in Section 5, on the east side of the Farr property. It was from these two adjoining properties that the 10 acre townsite of Three Forks was platted in 1882. Orville Stewart, who would later become the town mayor, opened the first store at the new townsite.

Various local, mostly undocumented, histories of the region claim that the townsite of Three Forks was replatted and renamed Pullman in 1884. However, a GLO map of Washington Territory printed in 1883 shows the town was already named Pullman by that date. Most local histories claim the new townsite name is derived from industrialist George Pullman, inventor of the luxury Pullman railway sleeping car, though this, too, is likely more local folklore than historic fact. According to Meinig (1995:359), Pullman is named after a member of the board of directors of the Oregon Railway & Navigation Company, as were other eastern Washington towns including Endicott, Oakesdale, Prescott, and Starbuck.

The association of the Oregon Railway & Navigation Company (OR&N) and the town of Pullman began in 1883 when a route for the Columbia & Palouse Railroad was surveyed to the townsite. The Columbia & Palouse Railroad Company, incorporated in June 1882, was the first to build a rail line into what is now Whitman County. Although the line eventually extended between Palouse Junction (Connell) and Colfax and finally eastward to Moscow, Idaho, work on the line was temporarily suspended 10 miles outside of Pullman when the company ran into financial difficulties. During the work hiatus, which lasted until 1885, the Columbia & Palouse Railroad was acquired by the OR&N, who completed the line into Pullman by October 1885. The Union Pacific Railroad began leasing the OR&N line in April 1887 (Washington State Railroads Historical Society 2005).

The prospect of building the rail line into Pullman encouraged the establishment of new businesses and spurred the growth of fledgling town. By the end of 1883, the Pullman commercial district boasted a furniture store, drugstore, two blacksmith shops, hardware store, livery stable, two hotels, and two saloons (*Pullman Herald*, 9 February 1889). However, just as the prospect of getting a rail line benefited the new town, the difficulties in getting the final few miles of track laid

temporarily slowed its commercial growth. Once the rail line was completed in October 1885, both commercial and residential development resumed.

In February 1886, the Spokane & Palouse Railway was organized by persons affiliated with the Eastern Washington Railway, a subsidiary company of the Northern Pacific Railroad (Demo 2000:2). By the following year, the line was completed between Spokane and Pullman, thus connecting Pullman to the main transcontinental line. In February 1899, the Northern Pacific acquired all of the property of the Spokane & Palouse Railway Company, which became the Palouse & Lewiston, Genesee and Farmington branches (Washington State Railroad Historical Society 2005). Today, the only line operating in Whitman County is the Palouse River & Coulee City Railroad, which maintains some of the tracks that were formerly part of the Northern Pacific and Union Pacific Railroads.

The City of Pullman was incorporated in 1888 and reorganized in 1890. That year, Pullman shipped one million bushels of wheat by rail (Kirk and Alexander 1990:197). It was also on 3 July 1890 that the downtown district suffered its third catastrophic fire. The first fire, which occurred on 4 July 1886, reduced several businesses with all their contents to ashes. Undaunted, the merchants rebuilt their businesses only to have them succumb to flames less than one year later. On 26 June 1887, a defective chimney in Orville Stewart's store started another fire that destroyed every downtown business except the drugstore and the Nodine building, which was then just under construction (*Pullman Herald*, 9 February 1889). Following the 1890 fire, the destroyed buildings were replaced with more permanent brick buildings that formed the nucleus around which modern downtown Pullman is built. The town trustees also required warehouses built after the fire to be covered with corrugated iron (Bush 2005). Another result of the 1890 fire was the establishment of the Pullman Fire Department.

The commercial and residential development of Pullman followed a pattern common to many towns throughout the Palouse region whereby most commercial development occurred along the river and creek bottomlands and the residential neighborhoods occupied the uplands overlooking the valley bottoms (McCoy et al. 2006). The earliest residential development in Pullman occurred on Pioneer and Sunnyside hills, south and west of the downtown commercial district. Development of College and Military hills, north of the commercial district, followed as the new college developed and the population grew.

The most important event that charted the future course of Pullman's development was the selection of the city as the location for the Washington Agricultural College, Experimental Station, and School of Science (later known as Washington State College). Shortly after Washington was granted statehood in November 1889, the first State Legislature acquired a federal land grant for an agricultural college under the terms of the Morrill Act that was signed into law in 1862. Pullman was selected as the location for the new college in April 1891. The institution that eventually became Washington State University opened in January 1892, and continues to dominate the economic and cultural landscape of Pullman and the surrounding region. The growth of the new college was accompanied by the residential development of College Hill. This upland area, north of the commercial district and west of campus, has served as a place of residence for faculty, staff, and students ever since (McCoy et al. 2006).

By 1910, Pullman had grown to a population of 2,602, nearly overtaking the county seat of Colfax, which was home to 2,783 people. That year, Pullman experienced the largest flood in its history. The South Fork of the Palouse River, Missouri Flat Creek, Paradise Creek, and Dry Fork Creek flooded low lying areas, including downtown Pullman which lies in the South Fork Palouse River bottomland Figure 2 (Kirk and Alexander 1990:197–198; Meinig 1995:330–333, 450–451).



**Figure 2. Looking northward along North Grand Avenue during the 1910 flood, west of the Maple Street-Maiden Lane survey area.**

### **The Maple Street-Maiden Lane Survey Area**

The Maple Street-Maiden Lane survey area is located on the south side of College Hill, a few blocks northeast of modern downtown Pullman. As noted above, College Hill is one of four upland areas above the South Fork Palouse River where most of the early residential development of Pullman occurred. The hill was originally called Mechanics Hill, but as the college grew and began to dominate the development of this upland region, Faculty Hill and later College Hill supplanted Mechanics Hill as the accepted moniker.

McCoy et al. (2006) describe several phases of development on College Hill, which we will summarize here as they relate to the Maple Street-Maiden Lane survey area. The first phase of development occurred on the lower slopes of southwestern edge of the hill, an area platted as part of the original townsite in 1881. Four of the buildings in the present inventory, all on the 300 and 400 blocks of Maple Street, are within the Pullman Original Plat, though all were built well after the original townsite was established.

By the early 1890s, the southern slope of College Hill east of the original townsite had been platted as Reaney's First, Second, and Third Additions. As McCoy et al. (2006) note, there was little interest in developing these lots before Pullman was selected as the home of the new agricultural college. The 1908 Sanborn Fire Insurance maps show considerable development within these additions by that time. Thirty-two of the 36 properties included in this survey are located within one of these three additions.

The Maple Street-Maiden Lane survey area is historically and thematically linked to the College Hill Historic District located immediately to the north. This National Register district took shape between 1888 and 1946 (McCoy et al. 2006). All but one of the buildings inventoried in the current

survey area were built during this same period. And, like the College Hill District, the Maple Street-Maiden Lane survey area has served as a residential neighborhood tied to the university. During the early decades following the founding of the college, this area was occupied primarily by faculty and staff and is often referred to as Faculty Hill in early newspaper accounts. Today, most of the buildings included in the survey area are occupied by students.

As listed in Table 1, the Whitman County Assessor records indicate that over half of the buildings in the survey area were built between 1903 and 1919. Of particular interest is a notable rise in the number of houses built on College Hill in 1904. This period of expansion coincides with the successful effort by college administrators to diversify the academic scope of the school beyond its initial focus on agriculture and science, which culminated in renaming the institution the State College of Washington in 1905. The school received its current name, Washington State University, in 1959.

**Table 1. Maple Street-Maiden Lane Inventory Buildings Dates of Construction.**

Date	No. of Buildings Constructed
1903–1908	11
1910–1919	10
1920–1928	5
1930–1938	7
1946	2
1965	1

Early on, many of the houses within the Maple-Street-Maiden Lane survey area appear to have been occupied by their owners. Through the years, however, it has become more common for the house owner to reside elsewhere (either at another address in Pullman or out of town) and to rent their houses in Maple Street-Maiden Lane neighborhood to college students. The consequences of this practice on the architectural integrity of the buildings are significant. First, many of the original single-family dwellings are now divided into multiple rental units to maximize occupancy. In one instance (530 Maiden Lane), the building that was originally a single-family dwelling is now divided into multiple rental apartments. Additions to accommodate new rental units also are common. Second, houses occupied by students typically sustain more structural damage than a house occupied by a resident owner who has a long-term commitment to the upkeep of the building. During the inventory, we noted that windows and doors were particularly susceptible to repeated damage and eventual replacement. Sixty-nine percent of the primary buildings included in the present inventory have either moderate ( $n = 11$ ) or extensive ( $n = 14$ ) changes to windows. Half have moderate ( $n = 4$ ) to extensive ( $n = 14$ ) changes to doors. An examination of the City's permitting records shows that City building inspectors have repeatedly identified "deficiencies" at several houses converted to rental properties. A systematic inspection conducted in 1976 identified several properties included in the present inventory as "substandard housing." These include 460 Maiden Lane (Building 36), 530 Maiden Lane (Building 23), 540 Maiden Lane (Building 22), 550 Maiden (Building 21), and 435 Maple Street (Building 27).

Two streets within the survey area, Campus and Maple, originally had different names. Historic maps indicate the names of both streets were changed between 1920 and 1928. On the 1920 *Map of Pullman and the State College of Washington*, Campus Street is labeled Montgomery Street, but was changed to Campus Street on the 1928 edition of the same map (WSU Libraries Digital Collections, <http://kaga.wsulibs.wsu.edu/zoom/zoom.php?map=wsu109>; <http://kaga.wsulibs.wsu.edu/zoom/zoom.php?map=wsu109>).

edu/zoom/zoom.php?map=wsu112). Only one of the three houses inventoried on Campus St. (455 Campus St., Building 13) is old enough to have had a Montgomery Street address. The other two buildings were built after the name changed to Campus Street.

Maple Street, which was established in the early 1890s as the main thoroughfare between the downtown district/railroad depot and College Hill, is variously labeled Star Route or Star Route Street on early city maps. The term “star route” was coined by the U. S. Postal Service and refers to a contracted mail route. Such routes were awarded to the lowest bidder for what “may be necessary to provide for the due celerity, certainty and security of such transportation.” Postal clerks often abbreviated the phrase “celerity, certainty and security” by writing three asterisks or stars (\*\*\*). Thus, the bids became known as star bids, and the mail routes became known as star routes ([http://about.usps.com/publications/pub100/pub100\\_017.htm](http://about.usps.com/publications/pub100/pub100_017.htm)). The street is labeled Star Route Street on the 1920 *Map of Pullman and the State College of Washington*, but was changed to Maple Street on the 1928 edition of the map. The street is labeled “Maple Av. (Star Route)” on the August 1929 Sanborn fire insurance map.

Adding to the confusion of street name changes, the block numbering system currently used by the City of Pullman was not established until 31 May 1972 (Hughlett 1972). At that time, the City reassigned block numbers along Grand Avenue and Main Street so that the focal point for the new block numbering system radiated out from the intersection of these two streets (i.e., the city’s modern commercial center). Changes to block numbers along the east-west axis (Main Street) were not great. However, there was a significant shift in block numbers along the north-south axis (Grand Avenue), with the north 100 block of Grand Avenue shifting eight blocks to the north. This resulted in equally significant changes to block numbers on north-south arterial streets such as those within the survey area. Thus, the former 1400 block of Maple Street is now the 600 block. Current and previous addresses for buildings included in the present inventory are listed in Table 2.

The southernmost (300) block of Maple Street, between present Whitman and Palouse streets, is paved in brick and was the subject of a recent historical research project sponsored by the College Hill Association and the WSU Center for Civic Engagement. This is the steepest portion of Star Route/Maple Street which posed a challenge to both hoofed and wheeled traffic during wet periods. Compounding the problem of the grade was the steep drop at the south end of the street where it met Railroad Street (present Palouse Street). A plea from an anonymous citizen printed in the *Pullman Herald* highlighted the need for safety measures along this dangerous stretch of road:

Perhaps the most dangerous street in the county is the one at the corner of Railroad and Star Route streets just below the Christian church. At that point there is an almost perpendicular jump-off of eighteen or twenty feet with the Northern Pacific track lying beneath. If a team should run away on coming down Star Route it would in all probability dash over that yawning precipice. Death would be inevitable (*Pullman Herald*, 9 February 1907).

The portion of Star Route (Maple Street) referenced in the 1907 newspaper article was finally paved with brick in 1912–1913. The new brick street provided better traction for horses and the new automobiles that were beginning to supplant horses as the primary mode of transportation. A year after the Star Route brick paving project was completed, the City of Pullman passed Resolution 269, which called for the paving of Maiden Lane. Interestingly, this proposed improvement met with considerable opposition by Maiden Lane property owners:

The property owners who signed the protest against the improvement were G. F. Livingston, H. W. McCann, A. D. Baum, R. W. Parr, W. E. Waller, Mrs. W. G. M. Hays, Mrs. M. V. Batts, A. D. Wexler, S. V. Hunt, Ida W. Glaze, Wm. Yoe, John Brooks, E. G. Gill, S. G. Newell, I. M. Kneen, W. S. Pritchard, W. H. Tapp, Albert E. Egge, Mrs. Myrtle

Zimmerman, and Mrs. H. C. Baird. The protest was based on the assertion that the expense of the improvement, added to the exceedingly high taxes, would prove confiscatory in several instances; that the new street grades would reduce the value of abutting property, and that the sidewalk grades in many instances would be difficult and expensive (*Pullman Herald*, 22 May 1914).

**Table 2. Address Changes Made in 1972.**

<b>Building</b>	<b>Current Address</b>	<b>Pre-1972 Address</b>
1	615 Maple St.	1403 Maple St.
2	625 Maple St.	1405 Maple St.
3	635 Maple St.	1407 Maple St.
4	635 Maple St.	1407 Maple St.
5	620 Maple St.	1404 Maple St.
6	405 Oak St.	301 Oak St.
7	415 Oak St.	303 Oak St.
8	635 Opal St.	1407 Opal St.
9	450 Oak St.	310 Oak St.
10	450 Oak St.	310 Oak St.
12	675 Opal St.	1507 Opal St.
13	455 Campus St.	311 Montgomery St./311 Campus St.
14	445 Campus St.	309 Campus St.
15	450 Campus St.	310 Campus St.
16	440 Ash St.	308 Ash St.
17	400 Ash St.	304 Ash St.
18	530 Maple St.	1306 Maple St.
19	520 Maple St.	1304 Maple St.
20	535 Maiden Ln.	1305 Maiden Ln.
21	550 Maiden Ln.	1310 Maiden Ln.
22	540 Maiden Ln.	1308½ Maiden Ln.
23	530 Maiden Ln.	1308 Maiden Ln.
24	510 Maple St.	1302 Maple St.
25	500 Maple St.	1300 Maple St.
26	410 Spaulding St.	302 Spaulding St.
27	435 Maple St.	1207 Maple St.
28	625 Opal St.	1405 Opal St.
29	300 Maple St.	1100 Maple St.
30	330 Maple St.	1106 Maple St.
31	340 Maple St.	1108 Maple St.
32	400 Maiden Ln.	1110 Maiden Ln.
33	410 Maiden Ln.	1112 Maiden Ln.
34	430 Maiden Ln.	1202 Maiden Ln.
35	440 Maiden Ln.	1204 Maiden Ln.
36	460 Maiden Ln.	1208 Maiden Ln.
37	470 Maiden Ln.	1210 Maiden Ln.

## Records Review

### DAHP Records

One archaeological site, the old Pullman City Dump (45WT132), is located within 1.6 km (1 mi.) of the Maple Street-Maiden Lane Inventory area. The dump is located in the northwestern part of the city, 1.3 km northwest of the survey area. WISAARD includes Historic Property Inventory (HPI) records for 338 historic buildings and structures within 1.6 km (1 mi.) of the inventory area. Four of these are within the survey area, but only three of these property owners gave permission to include the buildings in the present inventory. These included buildings are the Washington Court Apartments at 300 Maple Street (DAHP No. 38-00409), the single-family dwelling at 625 Maple Street (DAHP No. 38-00419), and the single-family dwelling at 410 Spaulding Street (DAHP No. 38-00380). The inventory form for the Washington Court Apartments contains a short architectural description whereas there are no descriptions of the other two properties. The 625 Maple Street and 410 Spaulding Street buildings are listed only as legacy data and contain no physical descriptions or photographs.

One house located at 655 Maple Street (DAHP No. 38-00421) is in the inventory area, but was not included because the owner declined consent. This house was recorded by Mary Reed in 1986. She notes this is the Dr. M. J. Kinsey home, which is a Prairie Style and vernacular two-story house built in 1916. Dr. Kinsey had a medical office in the front of the house. The second story was added as the family grew and needed more living space. The house was renovated in the 1940s. When the house was recorded in 1986, it was owned by Margaret McNew and was listed in excellent condition.

Eight individual National Register properties and one National Register district are located within 1.6 km (1 mi.) of the inventory survey area. A list of the individual properties and their proximity to the Maple Street-Maiden Lane survey area is provided in Table 3. The United Presbyterian Church (also known as Greystone Church) is surrounded by the survey area, but was not included in the inventory since it is already listed on the National Register. The parsonage associated with the church (440 Maple Street) is in the inventory area, but the present owner declined consent to have it included.

**Table 3. Individual National Register Properties Within 1 Mile of the Survey Area.**

Property Name	Register No.	Date Added	Distance from Survey Area
United Presbyterian Church	89002095	1989	adjacent
Hutchison Studio (Swilly's Restaurant)	10000418	2010	140 m west
Pullman Post Office	03000810	2003	260 m southwest
Cordova Theater	04000200	2004	279 m west
Pullman High School	98001017	1998	405 m west
Swain House	94000801	1994	520 m west
Stevens Hall	79002567	1979	600 m east
Thompson Hall	73001894	1973	635 m east

The College Hill Historic District (45DT210) was added to the National Register of Historic Places in 2006 (Register No. 06000701). The district is located directly north of, but not contiguous with the Maple Street-Maiden Lane survey area (Figure 1). A large block of buildings within the Maple Street-Maiden Lane survey area that are closest to the district were not recorded because the owners declined consent to have them included in the present inventory. These include two houses

on the 400 block of Colorado Street, eight houses on the 400 block of Campus Street, four houses on the 400 block of Oak Street, and six houses on the 600 block of Maple Street (see discussion under Field Procedures below). The house at 450 Campus Street (Building 15) is the building closest to the College Hill District that is included in our inventory. This house lies 100 m south of the southern boundary of the district. The College Hill District is a single-family residential district that covers 23.7 acres and was occupied primarily by faculty, staff, and students of Washington State College during its period of significance (1888–1946). The district contains 101 buildings (81 contributing; 20 non-contributing) and 45 structures (32 contributing; 13 non-contributing) (McCoy et al. 2006).

### **General Land Office (GLO)**

The earliest General Land Office (GLO) record for Sec. 5 of T. 14 N., R. 45 E. is a cash sale to Daniel G. McKenzie on 30 December 1881. Mr. McKenzie's purchase included 160 acres south of the Maple Street-Maiden Lane survey area. All of the survey area was included in the 109.57 acres purchased in the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the section by William Ellsworth on 7 June 1883. The remainder of the section was either purchased by Edison Ellsworth and Leonard Crawford or homesteaded by William Froman in December 1883. No homestead patents were issued for the land within the survey area.

The original GLO cadastral survey plat for T. 14 N., R. 45 E. was surveyed before any development had taken place within the present city of Pullman. The only cultural features shown within the present city limits on the original GLO cadastral survey plats for T. 14 N., R. 45 E. (surveyed in September-October 1875) and T. 15 N., R. 45 E. (surveyed in August-September 1874) are two wagon roads and an old foot trail (Figure 3). The wagon roads meet southeast of the confluence of the South Fork Palouse River and Missouri Flat Creek, probably near the present intersection of Main Street and Grand Avenue. The foot trail extends down into the valley bottom from the south, then follows the same tread as the wagon road through the Missouri Flat Creek valley before deviating on a more northerly course near the point where Albion Road intersects State Route 27 north of Pullman. The plat also shows the South Fork Palouse River crossing through the project area. This is clearly a mapping error as the project area is located on the hillside above the river valley.

### **Sanborn Fire Insurance Maps**

There are seven editions of Sanborn maps for Pullman that date from May 1889 through May 1949. The Sanborn maps of May 1889 and January 1891 only cover the area that is now downtown Pullman along Main Street and adjoining blocks and do not extent to the inventory area. This is likely because no buildings were yet present at those dates.

The January 1893 map includes the northwestern side of Star Route (Maple Street) from Railroad Street (now Palouse) northward to Ash Street (Figure 4). This includes what is now the 300 through 600 blocks of Maple Street. There were three wood frame dwellings with brick or stone chimneys between Railroad and Whitman streets. The three lots all had outbuildings, including two with stables (the buildings marked with an "X"). There was a single-story, framed dwelling on the corner of Star Route and Spaulding with a stable in the back of lot along the alley. On the corner of Star Route and the south side of Ash, there was a two-and-a-half story frame dwelling with a brick or stone chimney. On the northern corner of Ash, there was a one-and-a-half story dwelling with a wood outbuilding in the back of the lot.



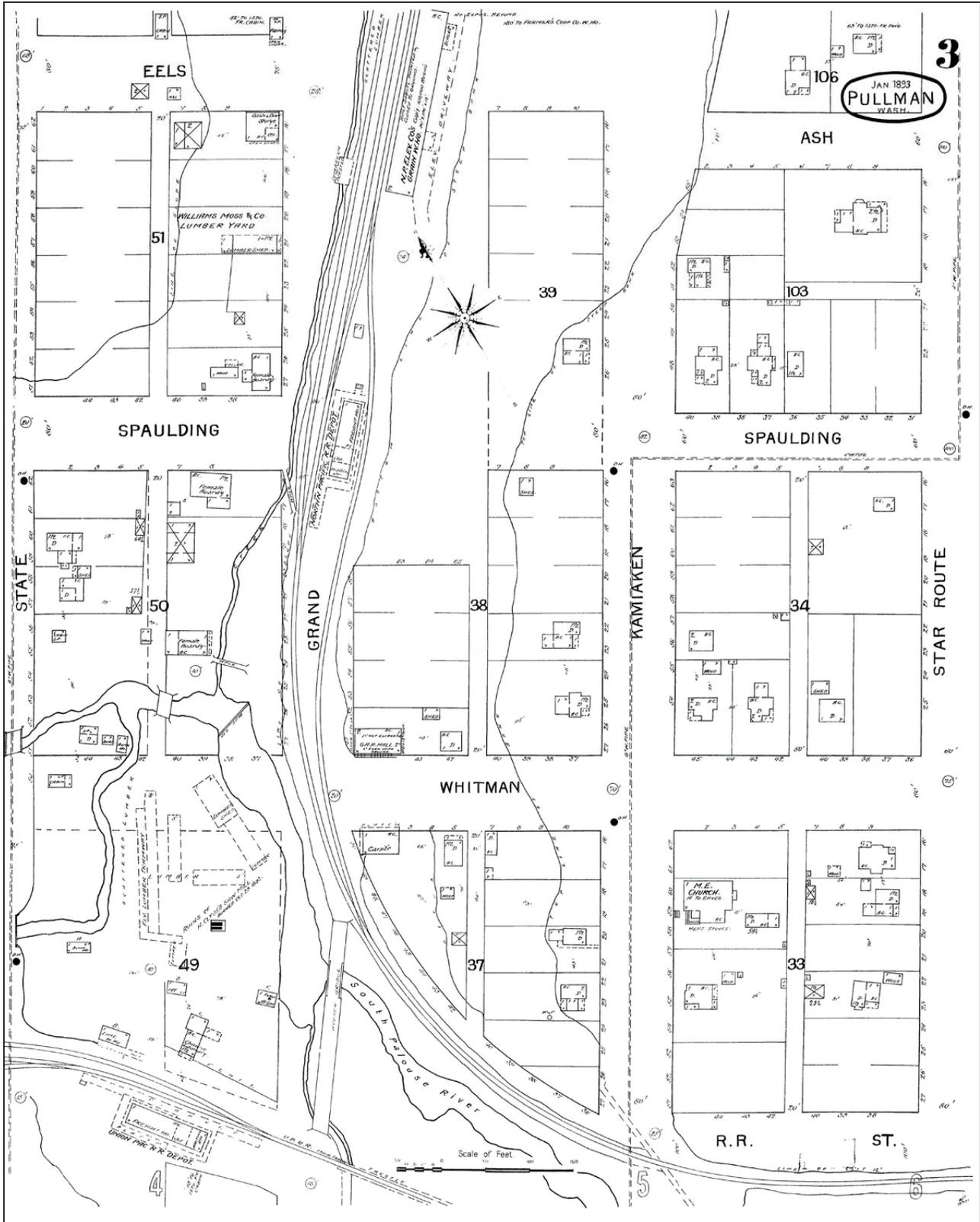


Figure 4. The January 1893 Sanborn Fire Insurance map, Sheet 3, including a portion of the Maple Street-Maiden Lane historic building inventory area.

The 1896 Sanborn shows few changes from 1893 (Figure 5). The southernmost block on Star Route shows only an enlargement of the stable in the back of one of the lots. The house on the southern corner of Star Route and the Spaulding Street shows additions to the northwest and southwest elevations as well as additions to the stable in the back of the lot. On the northern side of the corner, a one-story, wood frame house had been built, along with a stable on the northeast edge of the lot. The house on the southern corner of Star Route and Ash shows a new addition on the northwest elevation and a new stable in the western corner of the lot. The house across the street on the northern corner of Ash remained unchanged. None of the nineteenth century buildings remain today.

The August 1908 Sanborn maps show that the pace of development increased with houses built on most of the lots in the inventory area (Figure 6, Figure 7, Figure 8). Nine buildings in the present inventory area that were constructed from 1903 to 1908 are shown on the Sanborn maps. This early period of residential expansion on College Hill, which began in 1904, was driven by the diversification of Washington Agricultural College beyond its initial focus on agriculture and science. This led to renaming the school Washington State College in 1905 (McCoy et al. 2006). Houses with current addresses of 530 Maple, 615 Maple, 635 Maple, 635 Opal, 455 Campus, 410 Maiden Lane, and 530 Maiden Lane are all drawn on the 1908 maps. A stable behind the house at 635 Maple was also present and still stands at the back of the lot. The Christian Church on Star Route (present address 340 Maple) was built in 1905, though it has been so thoroughly remodeled it no longer resembles the original church. The buildings that still stand in the inventory area that are on the 1908 maps are shaded.

The August 1929 maps cover a much expanded area of College Hill compared to the 1908 maps indicating the continuing residential development and expansion on College Hill. In addition to the residential dwellings, these maps indicate construction of apartment buildings and boarding houses (Figure 9, Figure 10). Maple Street is now labeled by its current name (though labeled “Maple Av.” and Montgomery Street was renamed and is labeled “Campus Av.” The Elmhurst Apartments are shown on the corner Maple and Oak streets. Another indication of the growing influence of Washington State College is the presence of a building labeled “Frat Ho.” This was the Phi Delta Theta fraternity and later the Alpha Gamma sorority. Finally, the onset of the age of automobiles is signified by the presence of garages. Most houses have vehicle garages, which are denoted on the maps by an “A” in the middle of the building plan, indicating an “Auto House or private garage” (Sanborn Map Company 1942).

The 1949 Sanborn maps consist of the 1929 base maps with only changes that occurred from 1930–1949 entered on the updated maps. Nine buildings were constructed from 1930 to 1949 (Figure 11, Figure 12). At least eight of these replaced earlier buildings. The house now at 520 Maple (old address 1304 Maple on the Sanborn map) was built in 1933, though its plan did not change on the map from 1929 to 1949. The plan of the building on the 1929 map, however, corresponds with the plan on the 1949 map and matches the plan of house now at this address. Thus, the date in the assessor’s records may be incorrect. The house on the south side of the alley at 510 Maple, a Modern-Minimal Traditional home, was built in 1936. This replaced the house that was in this location in 1929. Likewise, the houses at 450 Campus (built in 1946), 445 Campus (1937), 625 Maple (1930), 430 Maiden Lane (1926), and the Sacred Heart Church at 400 Ash (1935) all replaced earlier residential buildings that were mapped in 1929. The houses at 330 Maple (1946) and 470 Maiden Lane (1930) were built on vacant lots. Thus, by the 1930s and 1940s, newer construction was replacing older buildings.

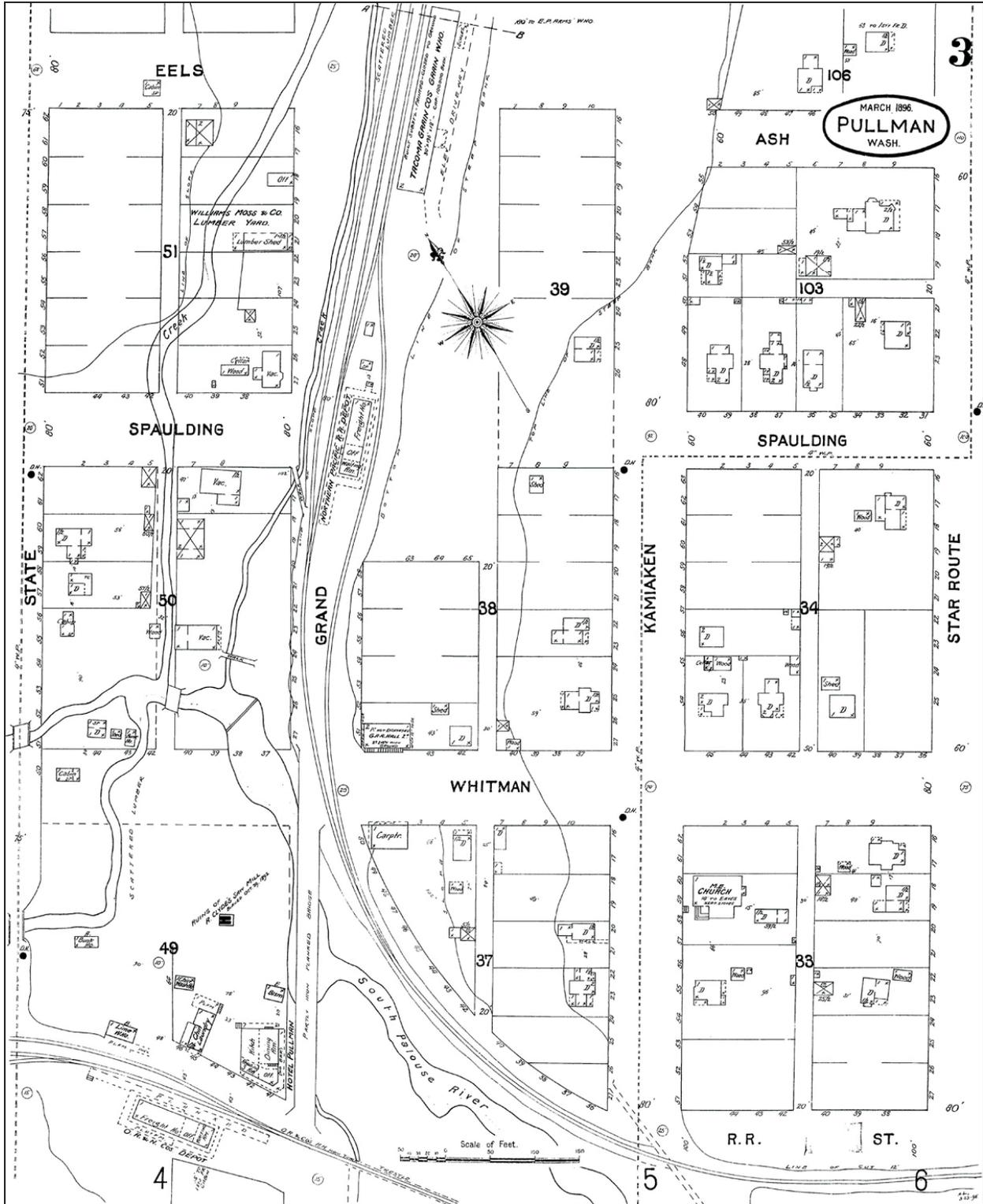


Figure 5. The March 1896 Sanborn Fire Insurance map, Sheet 3, including a portion of the Maple Street-Maiden Lane historic building inventory area.

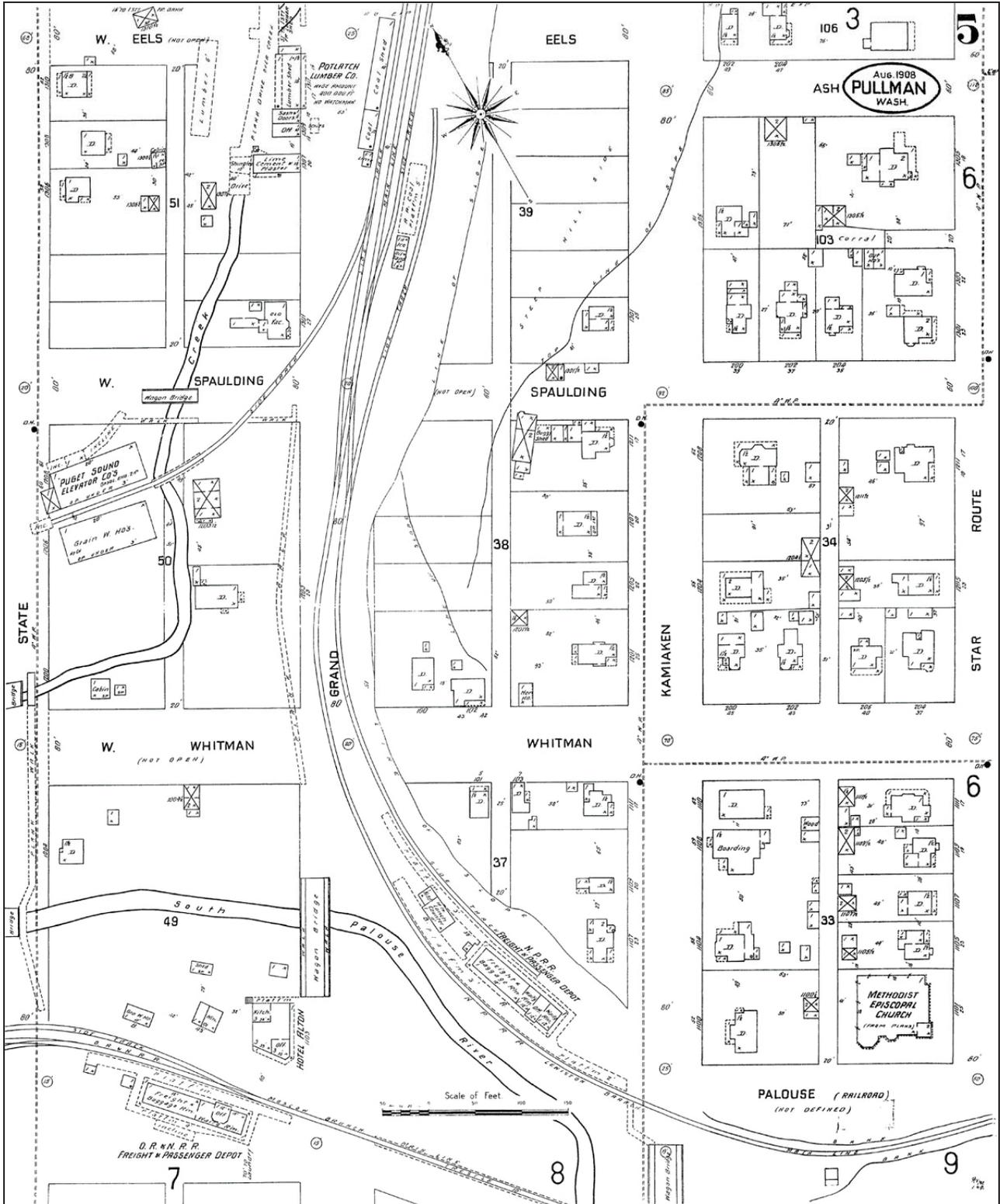


Figure 6. The August 1908 Sanborn Fire Insurance map, Sheet 5, including a portion of the Maple Street-Maiden Lane historic building inventory area.

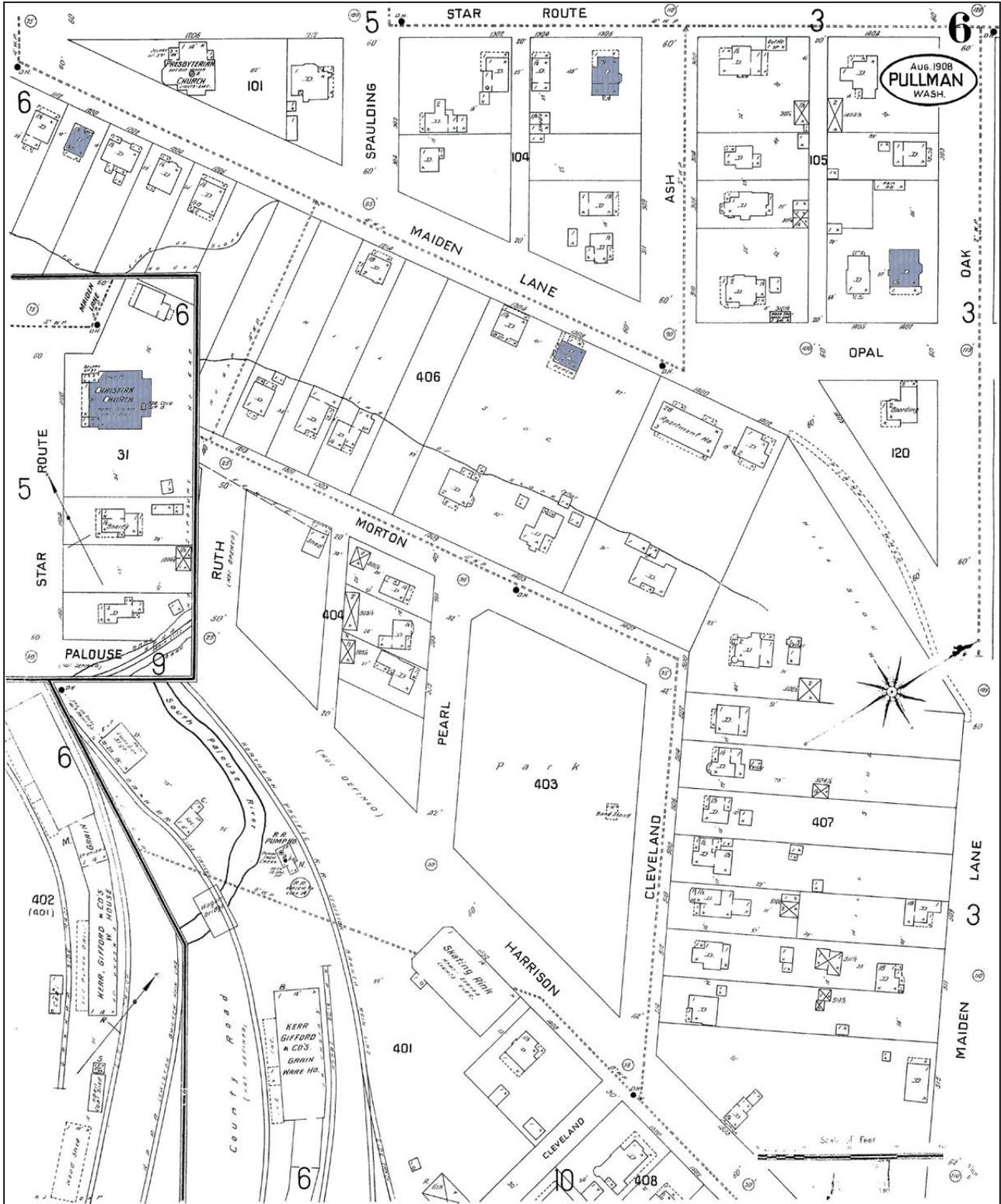


Figure 7. The August 1908 Sanborn Fire Insurance map, Sheet 6, including a portion of the Maple Street-Maiden Lane historic building inventory area (note that north is to the upper right on this map, but to the upper left in the inset). Inventoried buildings that are still standing are shaded.

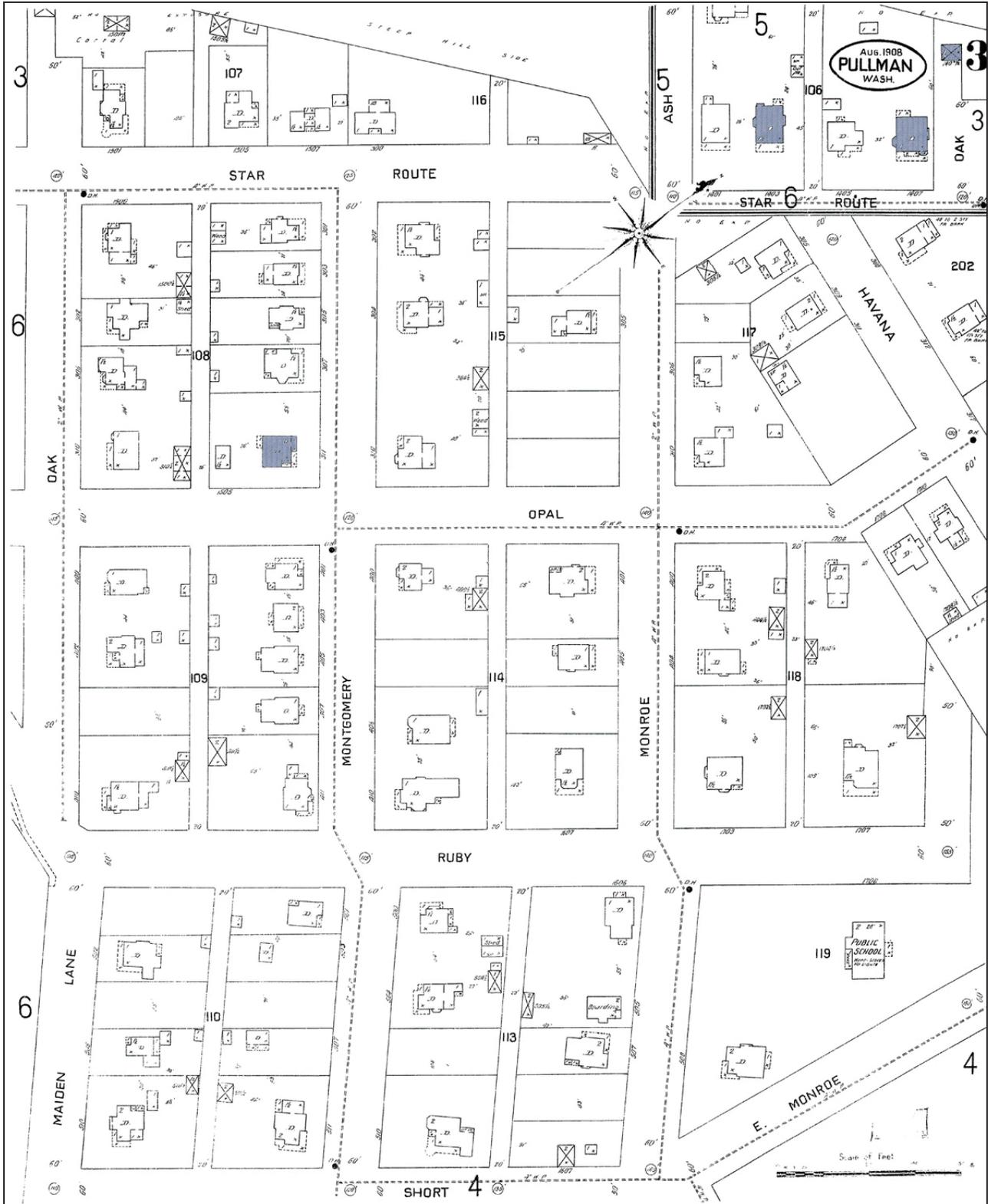


Figure 8. The August 1908 Sanborn Fire Insurance map, Sheet 3, including a portion of the Maple Street-Maiden Lane historic building inventory area (note inset map of the western side of Star Route). Inventoried buildings that are still standing are shaded.

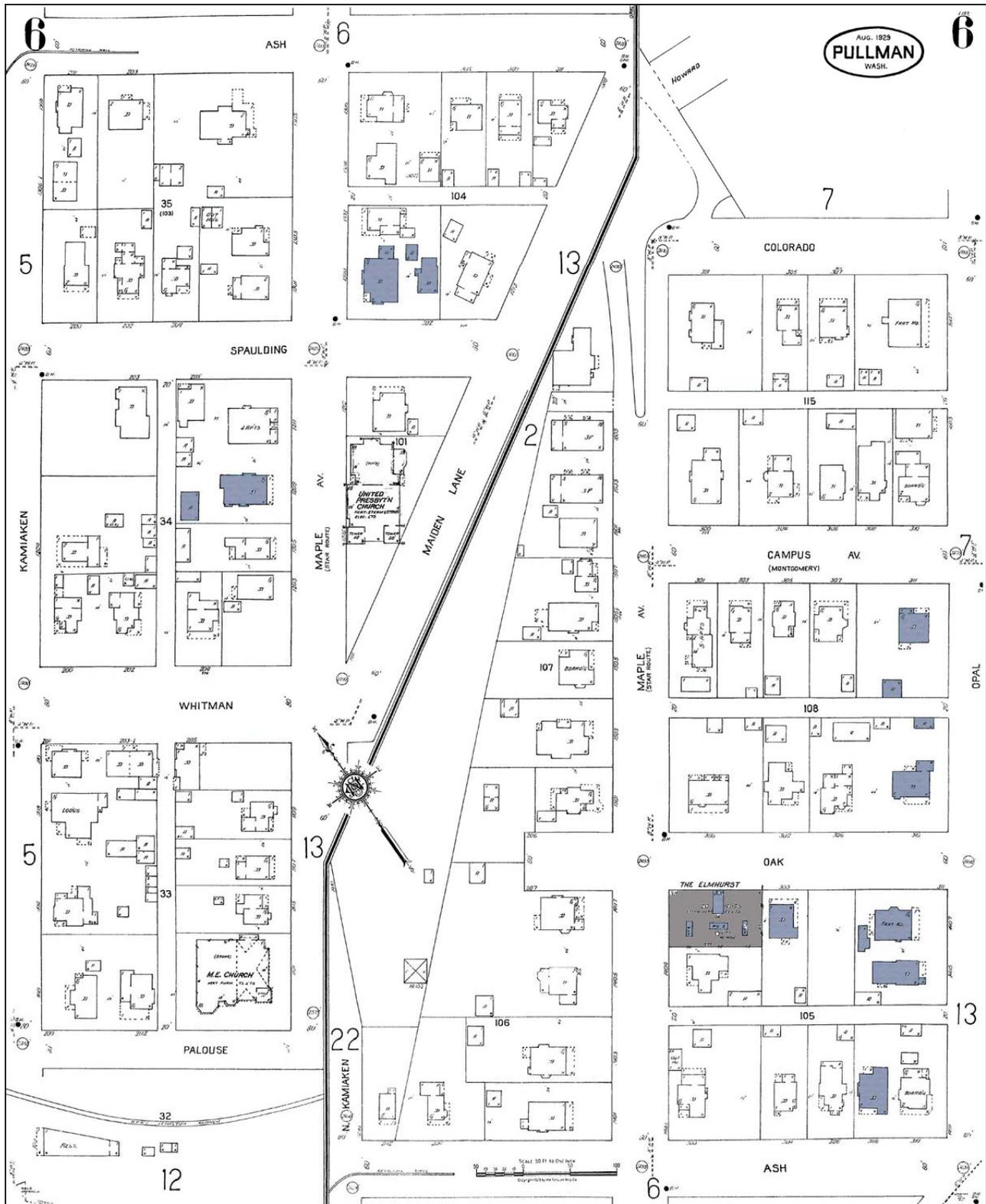
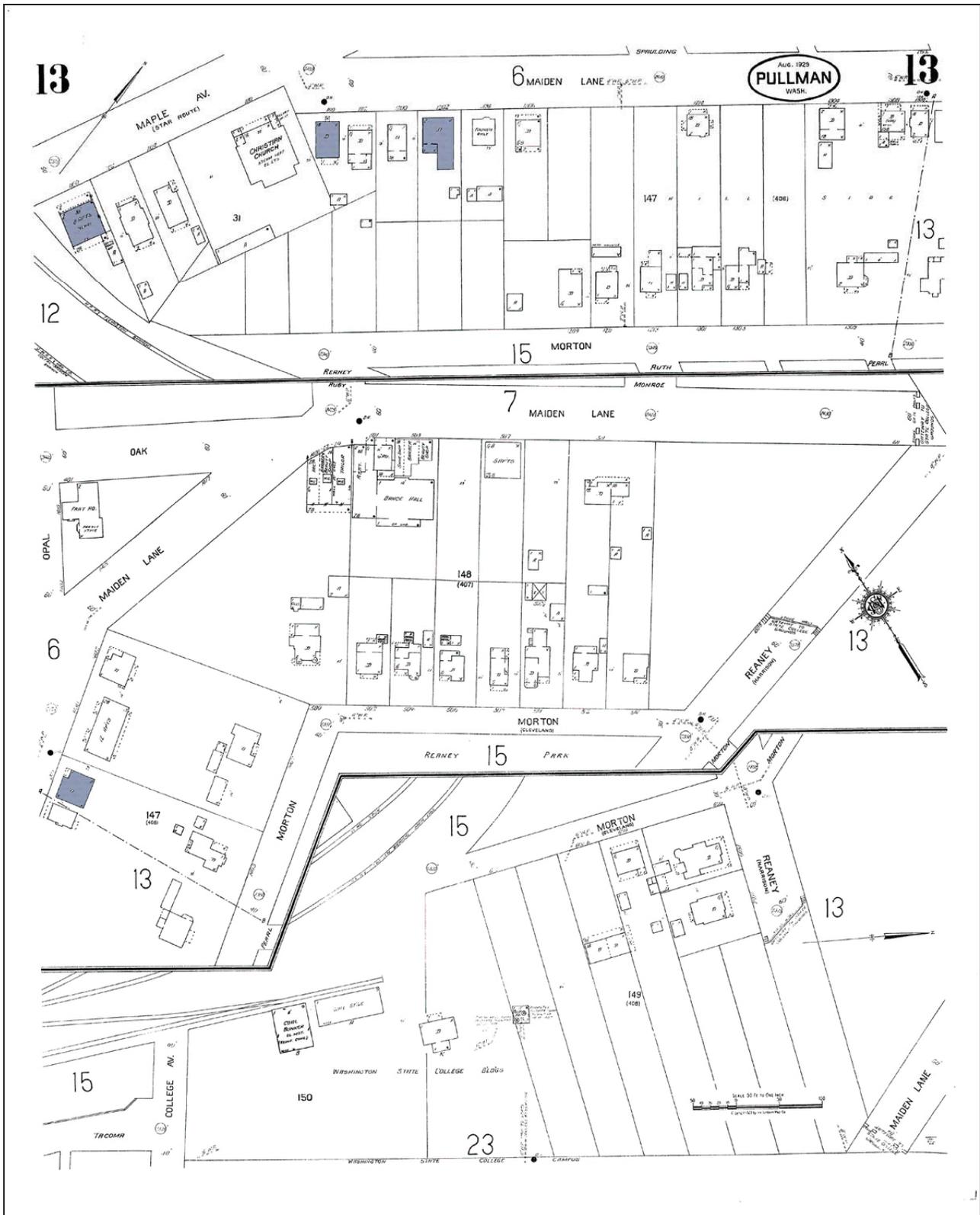


Figure 9. The August 1929 Sanborn Fire Insurance map, Sheet 6, including a portion of the Maple Street-Maiden Lane historic building inventory area. Inventoried buildings built from 1909–1929 that are still standing are shaded.



**Figure 10. The August 1929 Sanborn Fire Insurance map, Sheet 6, including a portion of the Maple Street-Maiden Lane historic building inventory area. Inventoried buildings built from 1909–1929 that are still standing are shaded.**

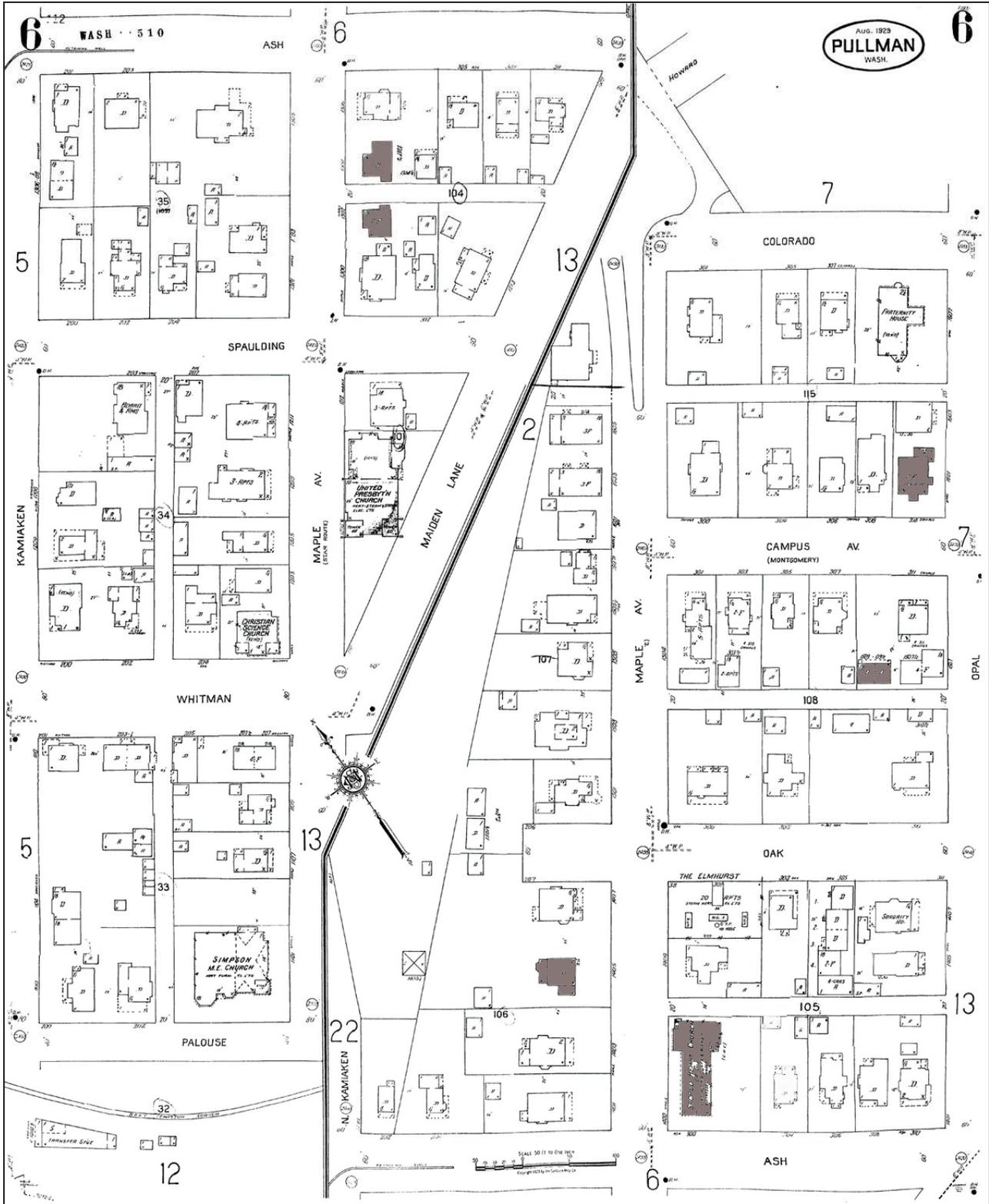


Figure 11. The 1949 (updated from 1929) Sanborn Fire Insurance map, Sheet 6, including a portion of the Maple Street-Maiden Lane historic building inventory area. Inventoried buildings built from 1930–1949 that are still standing are shaded.

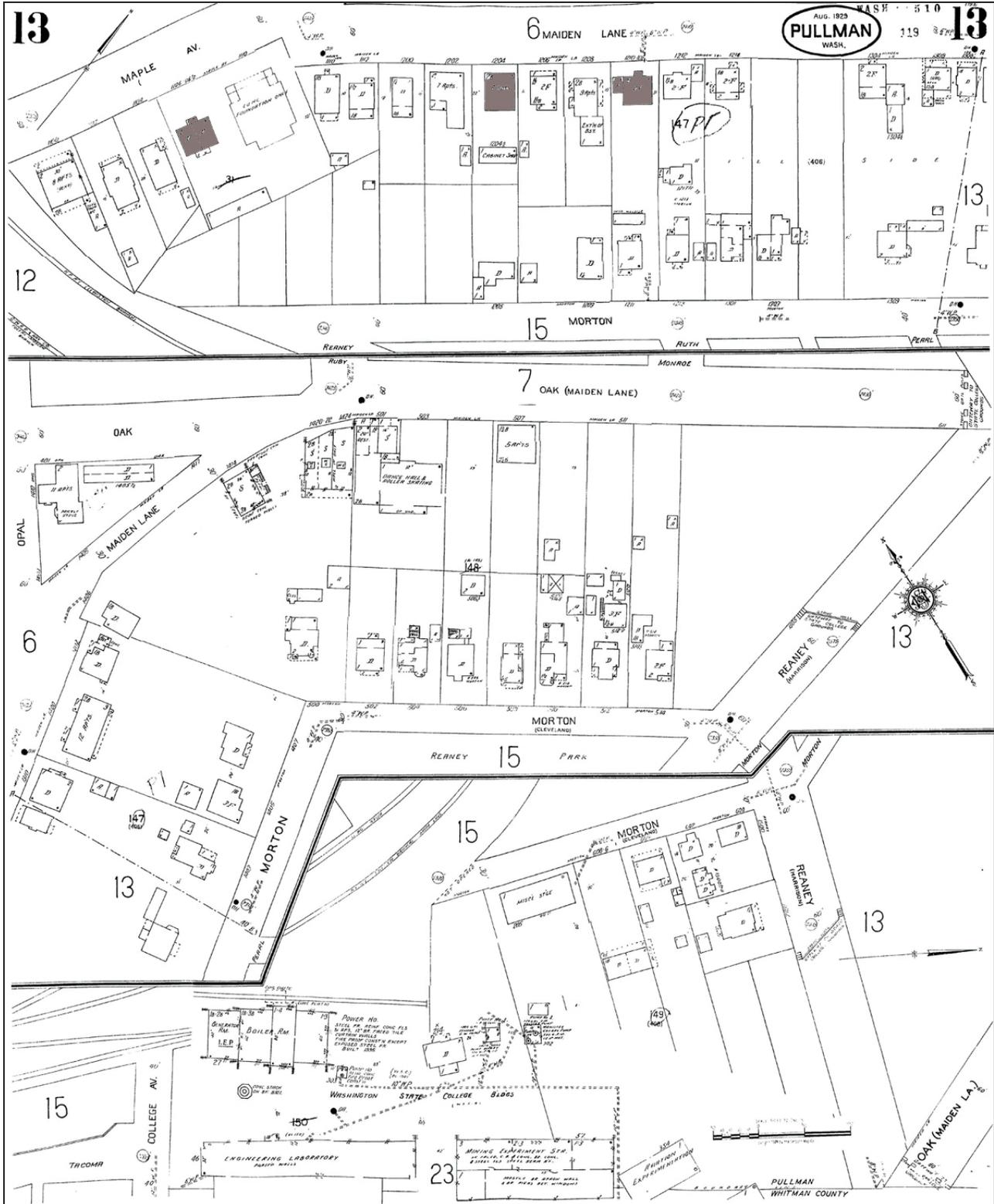


Figure 12. The 1949 (updated from 1929) Sanborn Fire Insurance map, Sheet 6, including a portion of the Maple Street-Maiden Lane historic building inventory area. Inventoried buildings built from 1930–1949 that are still standing are shaded.

The only building not portrayed on the Sanborn Maps is the large multi-story apartment building at 535 Maiden Lane. This lot is marked on both the 1929 and 1949 maps with the same one-story wood frame residence and two outbuildings.

### Field Procedures

After the initial survey area was defined and one month before beginning of fieldwork, the City of Pullman mailed letters explaining the inventory project to the owners of all buildings within the inventory area. These letters explained the project and survey process and offered owners the opportunity to have their properties excluded from the inventory with a simple opt-out form. Of the 61 properties included in the original inventory area, the owners of only 27 properties did not opt out. Owners of the other properties opted out. One building, a recently constructed apartment complex at 605 Maple Street, is modern and was not formally recorded.

Because of the large number of properties where owners declined consent, the City of Pullman in consultation with Rain Shadow Research expanded the inventory area to include 11 more properties on the eastern side of Maple Street between Whitman and Palouse streets (300 block), and the eastern side of the 400 block of Maiden Lane. As before, the City of Pullman mailed opt-out forms to the owners of these additional properties. The owners of 310 Maple Street and 450 Maiden Lane opted out of the inventory. The expanded Maple Street-Maiden Lane inventory area is shown in Figure 13 and Figure 14. We recorded the remaining nine properties, bringing the total of inventoried properties to 36. These 36 properties include 35 residential buildings (including multi-occupant apartments) and one former stable. There are seven detached garages that are associated with the original houses on those properties. We recorded these seven buildings with the associated houses as one property. During fieldwork, we assigned numbers to each property to make cross-referencing easier and simplify labeling maps. A list of properties where the owners opted out is provided in Table 4.

**Table 4. Properties Excluded from Inventory at the Request of Owner.**

Street	Addresses of Excluded Properties
Ash Street	425, 450
Campus Street	400, 405, 415, 420, 425, 430, 435, 440
Colorado Street	405, 415
Maiden Lane	450, 505, 600, 625
Maple Street	310, 415, 440, 445, 505, 515, 643, 645, 655, 665, 675, 685
Oak Street	400, 420, 430, 435
Opal Street	715
Whitman Street	330, 335

Before conducting the field inventory and in-field architectural descriptions, we examined tax parcel information posted on the Whitman County Assessor website ([www.whitmancounty.org](http://www.whitmancounty.org)) to determine the ages of the buildings to be inventoried. For properties where we could not find the pertinent information online, we examined the original hard copies on file at the County Courthouse in Colfax. Robert R. McCoy (Ph.D.), Dulce L. Kersting (M.A.), and Robert R. Franklin (B.A., M.A. candidate in history, Washington State University) completed the in-field architectural descriptions of the 36 historic properties from 22 April to 13 May 2013. Matthew J. Root (Ph.D.) and Allison Munch-Rotolo (Ph.D.) conducted all photography. Daryl E. Ferguson (M.A.) completed all other field data recording and coordinated all work.

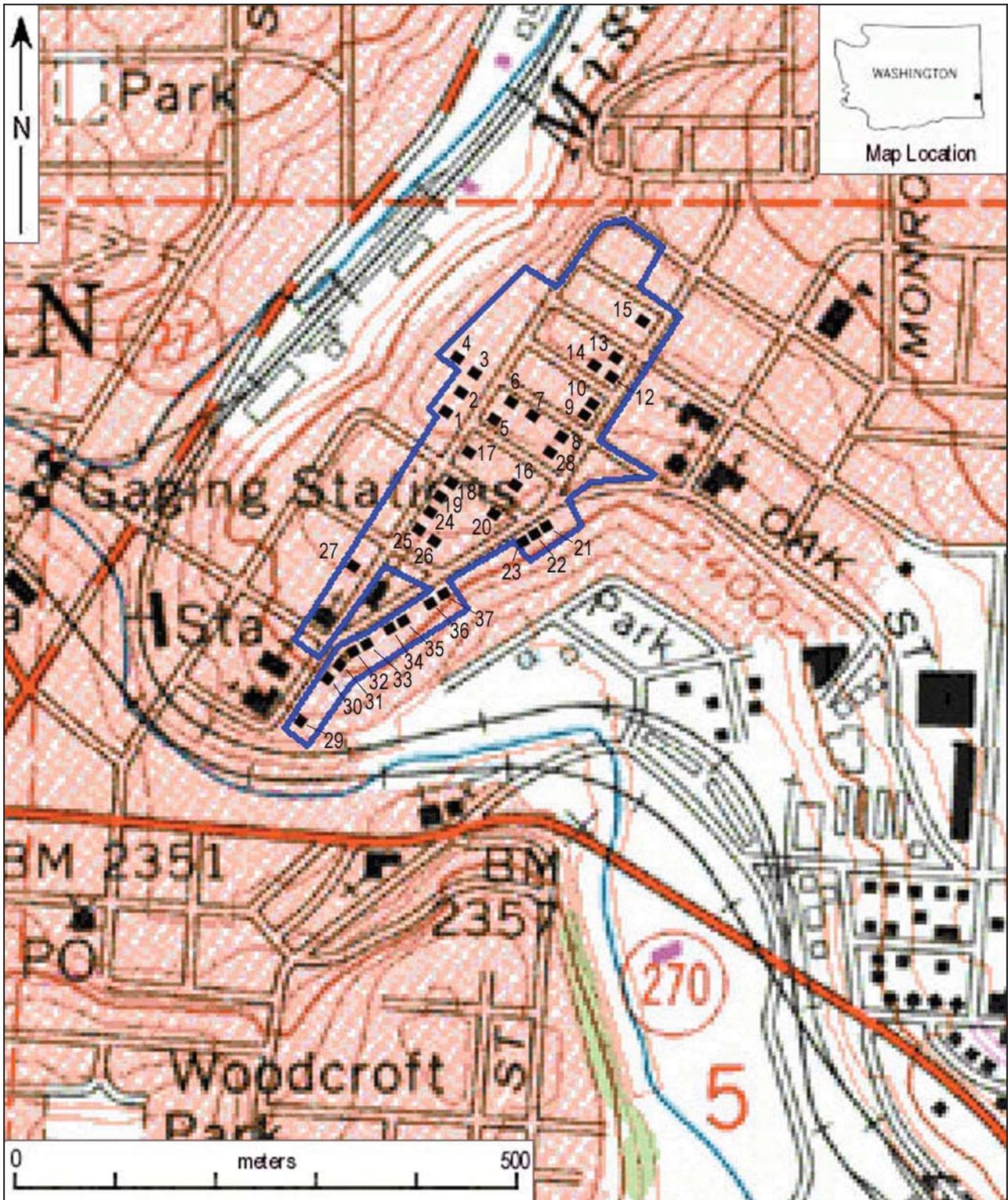
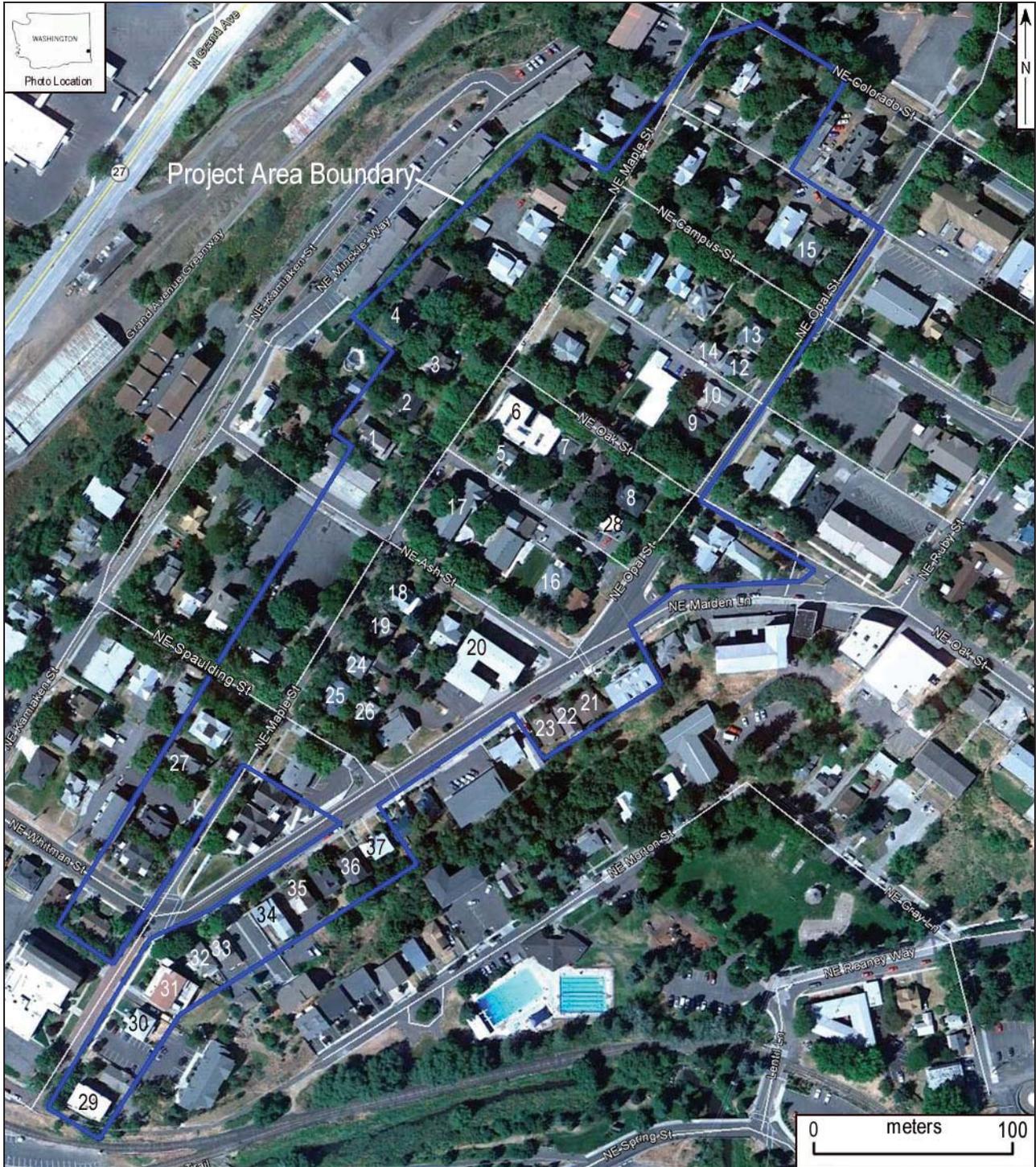


Figure 13. Map showing locations of historic buildings recorded as part of the Maple Street Inventory Project (USGS Pullman Quadrangle, 1:24,000, 1964/1975). Numerals indicate the building numbers assigned during fieldwork for easy referencing of inventoried buildings.



**Figure 14. Georectified aerial photograph showing locations of historic buildings recorded as part of the Maple Street Inventory Project (Google Earth image, 6 August 2011). Numerals indicate the building numbers assigned during fieldwork for easy referencing of inventoried buildings.**

We recorded buildings systematically beginning on Maple Street. Before beginning field recording, we notified building occupants (when home) of our presence and the nature of our work for the City of Pullman. We photographed each elevation; took three-quarter view photos; detail photos of windows, doors, and other important features; and selected streetscape photographs. Architectural historians Dulce Kersting and Robert Franklin completed the field descriptions of each elevation with thorough checks for completeness and accuracy by Dr. Robert McCoy. We had access to all building exteriors, but not building interiors.

After completing field survey, we conducted research at the Washing State University Library (especially MASC), the Whitman County Historic Society Archives, and City of Pullman Neill Public Library.

### **Survey Results**

We recorded 36 historic properties in the inventory area. During fieldwork, We assigned two building numbers, 10 and 11, to a detached garage and connected apartment building at 450 Oak Street and recorded them as two separate properties. Our intent was to record each residential building as a separate property because of the high density of such buildings on College Hill, often with more than one residence on one lot. We later decided that these two outbuildings were connected and because only one was a residence, we combined them into one property. Seven properties include detached garages that are part of the original historic property. Therefore we recorded the houses and associated garages as part of the same historic property. Whitman County tax parcel numbers and the plat/block/lot information for each property are summarized in Table 5.

Architectural styles represented by the inventories properties include Arts and Crafts (Craftsman and Rustic), Beaux Arts (American Renaissance and Classical Revival), Colonial Revival, Late Gothic Revival, Modern (International and Minimal Traditional), Queen Anne–Cottage, Tudor (Composite and Elizabethan), and Vernacular (Table 6). Craftsman is the most common architectural style (n = 14) recorded within the survey area, followed by Colonial Revival (n = 6). Together, these two styles account for over one-half of the inventoried buildings. A summary of architectural styles and the building inventory numbers included in each style is provided in Table 6. The addresses of each building are listed by building number in Table 5.

### **Architectural Descriptions**

Below we provide detailed narratives of architectural elements and changes through time in each of the inventoried buildings. We organize the descriptions by street, beginning in the northern part of the inventory area with the northwest-southeast running streets, then with the Northeast-Southwest running streets of Opal, Maiden Lane, and Maple.

#### **Campus Street Building Descriptions**

There are three buildings on Campus Street that are included in the inventory, with owners of the remaining building opting out of the survey. Overviews of Campus Street are in Figure 15.

#### **445 Campus Street (Building 14)**

This is one-story, Vernacular multiple-family dwelling on the south side of Campus Street, two lots west of Opal Street (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). Though it has a Campus Street address, the building is located adjacent to the alley at the back of the lot. A garage was at the location of the present dwelling in the back of the lot on the 1929 Sanborn map. The garage in the back of the lot was removed sometime before construction of the current building, which according to Whitman County assessor records was in 1937.

**Table 5. Historic Buildings Recorded Within the Maple Street Project Survey Area.**

<b>Building Number</b>	<b>Address</b>	<b>Tax Parcel</b>	<b>Plat</b>	<b>Block</b>	<b>Lot</b>
1	615 Maple St.	112350006030001	Reaney's 2nd Addition	6	1
2	625 Maple St.	112350006080002	Reaney's 2nd Addition	6	8 (S 1/2)
3	635 Maple St.	112350006080001	Reaney's 2nd Addition	6	8 (N 1/2)
4	635 Maple St.	112350006080001	Reaney's 2nd Addition	6	6
5	620 Maple St.	112350005070000	Reaney's 2nd Addition	5	7 (S 1/2)
6	405 Oak St.	112350005080000	Reaney's 2nd Addition	5	7-8 (N 1/2)
7	415 Oak St.	112350005090000	Reaney's 2nd Addition	5	9
8	635 Opal St.	112350005120002	Reaney's 2nd Addition	5	12 (N 1/2)
9	450 Oak St.	112350008010000	Reaney's 2nd Addition	8	1 (S 1/2)
10	450 Oak St.	112350008010000	Reaney's 2nd Addition	8	1 (N 1/2)
12	675 Opal St.	112350008120000	Reaney's 2nd Addition	8	12 (S 1/2)
13	455 Campus St.	112350008120000	Reaney's 2nd Addition	8	12 (N 1/2)
14	445 Campus St.	112350008110000	Reaney's 2nd Addition	8	11 (S 1/2)
15	450 Campus St.	112350015010001	Reaney's 2nd Addition	15	1 (S 1/2)
16	440 Ash St.	112350005020000	Reaney's 2nd Addition	5	2
17	400 Ash St.	112350005060000	Reaney's 2nd Addition	5	5-6
18	530 Maple St.	112350004050001	Reaney's 2nd Addition	4	4 (N 1/2)
19	520 Maple St.	112350004050002	Reaney's 2nd Addition	4	4 (S 1/2)
20	535 Maiden Ln.	112350004070000	Reaney's 2nd Addition	4	7-8
21	550 Maiden Ln.	112300006040002	Reaney's 1st Addition	6	4
22	540 Maiden Ln.	112300006050004	Reaney's 1st Addition	6	5
23	530 Maiden Ln.	112300006050006	Reaney's 1st Addition	6	6
24	510 Maple St.	112350004030001	Reaney's 2nd Addition	4	3 (N 1/2)
25	500 Maple St.	112350004030002	Reaney's 2nd Addition	4	3 (S 1/2)
26	410 Spaulding St.	112350004020002	Reaney's 2nd Addition	4	2
27	435 Maple St.	112350002020003	Pullman Original Plat	34	1
28	625 Opal St.	112350005120001	Reaney's 2nd Addition	5	12 (S 1/2)
29	300 Maple St.	108150031060000	Pullman Original Plat	31	6
30	330 Maple St.	108150031030000	Pullman Original Plat	31	3
31	340 Maple St.	108150031020000	Pullman Original Plat	31	1-2
32	400 Maiden Ln.	112400001110002	Reaney's 3rd Addition	6	11
33	410 Maiden Ln.	112400001110001	Reaney's 3rd Addition	6	11
34	430 Maiden Ln.	112400001090000	Reaney's 3rd Addition	6	9
35	440 Maiden Ln.	112400001080000	Reaney's 3rd Addition	6	8
36	460 Maiden Ln.	112300006130001	Reaney's 1st Addition	6	13
37	470 Maiden Ln.	112300006120001	Reaney's 1st Addition	6	12



a



b

**Figure 15. Street views of the 400 block of Campus Street: (a) the northeast side of the street, view azimuth 300°; (b) the southwest side of the street, view to azimuth 350°.**

**Table 6. Summary of Architectural Styles Recorded Within Maple Street Survey Area.**

<b>Architectural Style</b>	<b>Total</b>	<b>Building No.</b>
Arts and Crafts – Craftsman	14	1, 3, 4, 7, 9, 10, 13, 16, 21, 22, 25, 28, 29, 34
Colonial Revival	6	2, 27, 30, 32, 35, 36
Tudor – Composite	3	19, 33, 37
Beaux Arts – Classical Revival	2	8, 12
Modern – General	2	18, 20
Modern – Minimal Traditional	2	15, 24
Arts and Crafts – Rustic/National Park	1	23
Beaux Arts – American Renaissance	1	6
Gothic – Late Gothic Revival	1	17
Modern – International	1	31
Queen Anne – Cottage	1	5
Tudor – Elizabethan	1	26
Vernacular	1	14
Total	36	

The City of Pullman has no permitting file for this address, which suggests it was either misplaced, lost, destroyed, or perhaps never obtained. On the 1949 Sanborn map, the building is shown in the western corner of the same large lot that includes the main residence at 455 Campus (Building 13). Thus, this small dwelling was built on the same large corner lot as the already existing home at 455 Campus, explaining its present location in the back of the lot.

The building contains two small rental apartments above a four-vehicle garage and appears to have been built as a duplex, in concordance with the Sanborn map. The building is located on the south half of Lot 11 on Block 8 in Reaney's Second Addition (Whitman County tax parcel 112350008110000). It is currently owned by the Wallace Trust of Pullman. The address before 1972 was 309 Campus Street.

The building has a rectangular ground plan that covers 800 square feet. It has a side-facing gable roof, with the front (northeast) slope extending farther than the rear slope and at an angle that creates a bell-cast shape (Figure 16). The slope is projected so that it can cover the elevated walkway to the apartment entrances. The roof is covered with composite shingles. The building is clad in clapboard and the foundation is made of poured concrete. There is a single chimney made of stretcher bond masonry in the center of the gable.

The northeast elevation features side-facing wood stairs and railing that lead to the living quarters above the garage. A wooden walkway runs along the length of the elevation and provides access to the second apartment in the western half of the building. The projected roof eave is boxed and features simple horizontal wood planking on the underside, and it is supported by simple wood beams. The elevated walkway forms a porch that is partially enclosed with wood lattice work. The eastern half of the northeast elevation on the apartment level features a large horizontal sliding window, a single-leaf door with a large light in the top half, and a single-hung window. This pattern is then repeated in reverse order for the apartment in the western half of the building.

The northwest elevation features only a small vent under the open gable, which has closed eaves. The southwest elevation features four equally-spaced single-car garage spaces with replacement doors that open upwards. The doors are made of simple plywood. The apartment level on the elevation features two single-sash windows, one on either end, which appear to open on vertical

hinges. In the middle are openings for smaller windows, but the openings are boarded up. The southeast elevation is similar to the northwest elevation with only a vent beneath the gable.

The original ground plan of the building has not been altered, but there are slight changes to the original cladding. More significantly, there have been extensive replacements of the original roof, windows, and doors. Furthermore, the building had no significant architectural design or characteristics. Therefore, we recommend the building is not eligible for listing on the National Register of Historic Places.



**Figure 16. 445 Campus Street, three-quarter view, view to azimuth 260°.**

#### **450 Campus Street/705 Opal Street (Building 15)**

This is a two-story Modern-Minimal Traditional duplex with an attached single car garage built in 1946. It is on the northwest corner of Campus and Opal streets (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The two entrances to the duplex face different streets and have different street addresses. The address of the apartment with the entry on the southwest elevation is 450 Campus Street. The address of the apartment with the entry is on the southeast elevation is 705 Opal. The house is on the south half of Lot 1 on Block 15 in Reaney's Second Addition (Whitman County tax parcel 112350015010001). It is currently owned by Cory and Desa Duskin of Arlington, Washington. The addresses before 1972 were 310 Campus Street and 1601 Opal Street. It was built in 1946, replacing a boarding house that was previously at this location.

The house has an irregular ground plan that covers 2,370 square feet. It appears to have been built as a duplex. This is also indicated by the designation "F" on the Sanborn map, meaning the building was a flat with single family occupancy per floor. The house features a medium pitched front-facing gable. Between the first and second stories, on the southeast and northwest elevations,

there also is a narrow side-sloping shed roof that extends over the slightly larger first story. The roof is covered with composite shingles and has an added gutter system. The shingles appear to be recent. A chimney made of stretcher bond masonry is in the center of the building (Figure 17).

The first story is clad in stretcher bonded brick veneer while the second story is clad in wood shingles. The foundation is made of poured concrete. Poured concrete retaining walls mark the edges of the elevated yard along Campus and Opal streets. A wooden fence partially wraps around the lawn on the southeast side of the building.

The southwest elevation features an enclosed entryway projected off the center of the first story (Figure 17b). A poured concrete stoop and sidewalk lead up to the entry from Campus Street. The doorway is offset left of center and features a single-leaf door with four lights in the top and four panels on the bottom. A gabled hood sticks out over the door and a single light is affixed to the underside of this hood. To the left of the enclosed entryway is a horizontal sliding window and to the right is a three-sash window. All windows in the first story have headers and sills made of vertically bonded bricks, as are the headers over the doors. The second story of this elevation has two single-hung windows recessed slightly into the cladding, and they are surrounded by very narrow wood trim. A small vent sits under the gable opening.

The southeast elevation features the entrance to the second apartment, which is a projected enclosure identical to entryway on the southwest elevation (Figure 17a). In the foundation of this elevation are two single-sash windows with six lights each. The first story has a large three-sash window to the left of the projected entryway. To the right of the entryway is a single-hung window and a horizontal sliding window. A single car garage is attached to the northern end of this elevation. The garage has a flat roof and is made of clay bricks that are slightly larger than those used to clad the house. The corners of the garage, however, are detailed with the cladding brick. The second story of the southeast elevation has three single-hung windows with simple wood trim.

The northeast elevation has two small single-hung windows in the first story. A single-leaf door is located to the right of the windows, at the corner of the building. A shed roof hood with simple wood brackets overhangs the door which opens onto a poured concrete pad. Also on this elevation, in the northwest-facing side of the attached garage, is a steel door for a coal chute. The second story has two single-hung windows recessed into the cladding, one on each end of the elevation. In the middle there is a replacement single-hung window that is placed in an opening designed for a larger window. The smaller replacement window is set into a wood surround that is sized to the original opening. There also is a horizontal sliding window that appears to be original. A small attic vent is under the open end of the gable.

The northwest elevation features a horizontal sliding window, a single-hung window, and a large three-sash window in the first story. The second story has three single-hung windows with simple wood trim.

While the doors of the building appear to be largely unchanged, the majority of the windows have been replaced. A building permit for “alteration of piping” was issued to the owner Chaplin in 1956, however we found no other records of alterations or modifications in the City permitting files. The building has no significant architectural design or characteristics and the windows are replacements. Therefore, we recommend the building is not eligible for listing on the National Register of Historic Places.



a



b

**Figure 17. 450 Campus Street: (a) southeast elevation, view to azimuth 300°; (b) three-quarter view of the northwest and southwest elevations, view to azimuth 80°.**

### 455 Campus Street (Building 13)

This is a two-story Arts and Crafts – Craftsman located at the southwest corner of Campus and Opal streets (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). Originally a single-family dwelling, the house is now divided into three rental apartments. The house is located on the north half of Lot 12 on Block 8 in Reaney's Second Addition (Whitman County tax parcel 112350008120000). It is currently owned by the Wallace Trust of Pullman. The original address of this house was 311 Montgomery Street. This was changed to 311 Campus Street in the 1920s and then finally 455 Campus in 1972.

The house was built in 1908 and has been occupied by several prominent Pullman residents. The original occupant, Reverend Willard H. Roots, also appears to have built the house. Rev. Roots was the popular rector of nearby St. James Episcopal Church (located at the corner of Oak and Ruby streets two blocks away). In April 1908, Rev. Roots married Katherine Philp while he was in the process of building the house. On 25 April 1908, the *Pullman Herald* reported that upon returning from their honeymoon, the newlyweds would "be at home in the residence recently constructed by Mr. Roots on College hill." Moving in, however, took somewhat longer as indicated in a brief note printed in the 3 July 1908 *Pullman Herald*: "Rev. Willard H. Roots and wife expect to be in their new home at 311 Montgomery and Opal, on Faculty hill, within two weeks. Some painting and tinning is yet to be done before the house is ready for occupancy." The Roots lived in the house less than a year, for in May 1909, the Reverend transferred to Hailey, Idaho. On 7 May 1909, the *Pullman Herald* announced his resignation and noted that "his fine home on College Hill will be for sale or rent."

The next person of local, as well as national, importance to occupy the house was R. W. Thatcher, who owned the house until 1913. Thatcher was hired as a State College of Washington (SCW) experiment station chemist in 1901 and in that capacity wrote numerous bulletins on such topics as wheat grades and egg preservation. From 1905 to 1907, he was assistant professor of agricultural chemistry at SCW. He was named associate professor in 1907. In 1909, he became acting director of the Farmer's Institute (which ran "demonstration trains" throughout the state). In 1910, he was named professor and head of the Department of Agriculture. Thatcher resigned from SCW in 1913 to accept an appointment as professor of plant chemistry and chief of the division of agricultural biochemistry at the University of Minnesota. He was assistant director of the Minnesota experiment station when appointed Dean of the Agriculture Department. He was a fellow of the American Association for the Advancement of Science and in 1912 he was elected president of the American Society of Agronomy. In 1919–1920, he was president of the Society for the Promotion of Agricultural Science.

Thatcher became politically active in 1906 as a founding member of the Law Enforcement Party, whose primary concern with the "gross violation of City laws" and began writing articles in favor of closing all local saloons. In 1911, he summarized the findings of the Chamber of Commerce improvement committee, advocating a paved route from the business district to the college (*Pullman Herald*, 3 February 1911). This effort ultimately culminated in the construction of the red brick roads at the south end of Star Route (Maple Street) and Palouse Street two years later.

Thatcher's resignation from SCW was not accepted graciously. Several groups with which he was involved passed resolutions asking him to reconsider leaving, and there was talk of the college administration being investigated for declining enrollment and the loss of this eminent faculty member. Thatcher placed an advertisement in the 21 March 1913 *Pullman Herald* announcing that the house and two lots were being "offered at a bargain for cash, or will make terms." On 8 May 1913, Thatcher and his wife sold the house and "lots 11, 12, blk 8, Reaney's 2<sup>nd</sup> add" to Rebecca

Tapp for \$5,000 (*Pullman Herald*, 16 May 1913). Tapp then rented the house to the new head of the SCW Department of Agriculture, George W. Severance. Professor Severance served as a faculty member for 28 years during which time he served several administrative posts including the head of the Department of Agriculture and Vice Dean of the College of Agriculture.

A telephone listing printed in the 15 December 1916 *Pullman Herald* indicates that F. C. Forrest was renting the house from Rebecca Tapp at that time. Forrest is listed as a cashier for the Farmers State Bank of Pullman at the time of their merger with the First National Bank of Pullman in 1915 (Youngman 1915:813). Forrest continued as cashier with the First National Bank and later served on the Board of Directors for the Friends of the Library of the State College of Washington.

On 11 September 1919, Tapp sold the house and two lots to James S. Klemgard for \$5,400 (*Pullman Herald*, 19 September 1919). Klemgard (1865–1931) was one of the earliest successful wheat growers on the Palouse, arriving as a lad of 17 years with his parents who had staked a homestead seven miles southwest of Pullman in 1882. In 1889, he began his own farm on land adjacent to his father's property. Klemgard eventually became one of the most extensive property owners in the Pullman area as well as a significant stockholder in the Pullman State Bank. He retired from active farming in 1909, but remained active in the civic life of the Pullman community (*Pullman Herald*, 9 July 1915). Klemgard served on a committee chaired by former house owner R. W. Thatcher that was appointed to investigate means of eradicating wheat fungus (*Colfax Gazette*, 6 October 1911). In 1918, Klemgard was appointed overseer and acting master of the state grange (*Pullman Herald*, 3 January 1918). Little information has been found regarding the house after Klemgard purchased it. It appears to have remained a rental property since Klemgard continued to reside on his farm southwest of town. The Washington State College Campus Directory lists Frederick W. Welch (Assistant Professor of Civil Engineering) as a resident here in 1926. The owner during the 1950s was Fred Welch. By 1965, the house was owned by William C. Parrish. A letter from the State of Washington Division of Professional Licensing suggests that Parrish used the house as a real estate office.

The house has a square ground plan that covers 1,719 square feet. It features a cross gable roof of composite shingles, with the northeast end of the front-facing gable shorter than the southwest end (Figure 18). This allows the northeast slope of the side-facing gable to extend down to the first level of the building. The eaves are projecting and the rafters are exposed. The first story is clad in clapboard, which is not original, and the second level is clad in wood shingles. The foundation is made of poured concrete but is finished with stucco.

The façade (northeast elevation) faces Campus Street and features a partially enclosed porch on the left side which wraps around to the right side of the southeast elevation (Figure 18a). The floor of the porch is made of simple wood planking, and the area is enclosed by a half-wall. The porch appears to have had decorative windows and screens. A few glass panels remain, but most of the material has been removed whereas the mullions remain. The roof over the porch is supported by modestly decorated pillars. At the base of the half wall, where it meets the porch floor, there are vents for circulation of air. Above the entry to the porch is a small gabled header. Beneath the porch roof is a large single-hung window with the top sash slightly smaller than the bottom. All windows in the first and second stories have simple wood trim and sills. Facing southeast is a single-leaf door that opens into the house, and to the right of the porch entry are two single-sash windows. On the upper story there is a small single-leaf door with original screen door that opens onto an upper balcony that is created by the extension of the northeast slope of the roof. On either side of the door is a single-hung window with eight lights on top. There is a vent under the open gable and gutters have been added.



a



b

**Figure 18. 455 Campus Street: (a) northeast elevation, view to azimuth 210°; (b) southeast elevations, view to azimuth 300°.**

The northwest elevation has two single-hung windows in the foundation, one smaller than the other, and each with six lights in the top sash. All windows in the foundation have minimal trim as they are inset into the concrete. The first story has a single-sash window and three single-hung windows with six lights in the top sash. One window appears to originally have been a single-hung window, but the bottom sash has been replaced with wood. The upper story has a single-hung window with six lights in the top sash and a single-sash window.

The southwest elevation features an original single-leaf door in the foundation level with three panels on the bottom and a light in the top. A poured concrete sidewalk leads to a concrete pad in front of the door. Directly to the right of the door is a three-sash window. Also in the foundation are a small single-sash window and a single-hung window with six lights in the top sash. The first story has a mostly enclosed entryway that is projected from the primary building. This appears to be an addition. The projected entryway extends out over the foundation level door and is supported by simple wood pillars. Side-facing wood stairs lead up to the first level entrance, which is clad in simple vertical wood planking. The addition has a partial hip roof, with the southeast edge of the roofline ending abruptly. There is horizontal sliding window in the addition; the doorway is open and faces southeast. To the right, on the first level, are a small horizontal sliding window and a pair of single-hung windows, each with six lights in the top sashes, that are separated by a wood mullion. The left window is slightly larger than the right. The upper story has two single-hung windows with nine lights in the top sashes.

The southeast elevation, which faces Opal Street, has a single-hung window with six lights in the top sash and a horizontal sliding window in the foundation (Figure 18b). The foundation beneath the porch, on the right end of the elevation, is open but is fronted by wood lattice work that is significantly damaged. The first story features a pair of single-hung windows with six lights in the top sashes. The windows are separated by a wood mullion, and the left window is slightly smaller than the right. There also is a single-sash window just to the left of the porch. Under the porch roof on this elevation there is a replacement single-leaf door facing the northeast. Centered under the gable on the second story is a single-hung window with six lights in the top sash. To the left and slightly below this window is a single-hung window with eight lights in the top sash. This window provides light to the interior stairway that leads to the upstairs apartment.

The house has been significantly altered since it was built in 1908. Although the original ground plan has only changed slightly with the addition to the rear, but there are extensive changes to the cladding, windows, and doors. Nearly all of the original windows and doors have been replaced. In 1953, a building permit was issued to owner Fred Welch for “boxing off corners of basement.” The house was re-roofed in 2009–2010. Therefore, we recommend the house is not eligible for listing on the National Register under Criterion C (Design, Construction, and Work of a Master).

The building was owned and occupied by several prominent faculty members who made contributions to local history. Therefore, we recommend the house is eligible for listing on the National Register under Criterion B (Important Persons).

### **Oak Street Building Descriptions**

The inventoried buildings on Oak Street include a large apartment block, two houses, and a detached apartment.

#### **405 Oak Street, Roth/Elmhurst Apartments (Building 6)**

This is a three-story Beaux Arts-American Renaissance Apartment Block located at the southeast corner of Maple and Oak streets (NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The apartment building is located on the north half of Lots 7 and 8 of Block

5 in Reaney's Second Addition (Whitman County tax parcel 112350005080000). It is currently owned by the Wallace Trust. The address prior to 1972 was 301 Oak Street.

Although the building is known as the Elmhurst Apartments, it was first called the Roth Apartments after original owner and builder Frank V. Roth. The name was changed to Elmhurst during the mid-1920s (Luedeking 2010:69). Construction of the apartment building began in July 1920 and was in response to a housing shortage, which had become critical. An article printed in the *Pullman Herald* describes the undertaking:

Work was started this week on a large apartment house on Oak and Star Route streets, to be constructed by Frank V. Roth on lots recently purchased from Mrs. W. G. M. Hayes. The building will be 60 x 100 feet, of two stories, with a full basement, and will be of brick construction. The plans, which are not yet completed, will call for a building of approximately 14 apartments of three and five rooms each. Built-in features will be provided, with an electric range in each apartment. The entire building will be heated by a hot water system. The cost of the building is estimated at \$45,000, the lot costing Mr. Roth \$1,500. Excavation work was started this week by Mr. Roth and the building will be ready for occupancy by October 1 (*Pullman Herald*, 16 July 1920).

Another article appearing in the *Pullman Herald* two weeks later indicates there was a design change following the 16 July article:

Work was started Monday of this week on the big apartment house to be constructed by Frank V. Roth and will be rushed to completion to take care of the fall rush for houses. The new apartment house, under the plans prepared by Architect William Swain and accepted by Mr. Roth, will make provision for housing 20 families. The structure will be erected at the corner of Oak and Star Route streets, claimed by experts to be one of the best locations in the city for the purpose. The new building will be 60 x 100 feet, of three stories. It will include 11 five-room apartments, six apartments of four rooms and three three-room apartments. The five-room apartments will include two bedrooms, dining room, living room and kitchen, and all the apartments will have bath room facilities. The first and second floors will be given over entirely to the four and five room apartments. Each of the flats will have a buffet kitchen and all modern built-in features, with steam heat throughout. The basement will be utilized for boiler and fuel rooms, drying room, laundry and store rooms (*Pullman Herald*, 30 July 1920).

Despite the ambitious claims to have the apartment building ready by the Fall of 1920, the building was not ready for tenants until August 1921. When it did open, the apartments were in high demand as every apartment was rented and 49 additional families were placed on a waiting list. The five-room apartments rented for \$67.50 per month while the four-room apartments were \$55 per month (*Pullman Herald*, 5 August 1921). Table 7 includes a sample of residents identified from the Washington State College campus directories for the years 1926, 1932, and 1942. As can be seen from the list, the apartment building has served as home for an assortment of faculty and college administrative staff.

The building has U-shaped ground plan covering approximately 11,328 square feet. A narrow, recessed entryway is located at the front of the building. The foundation is stretcher-bond brick with a cement plinth and a poured concrete sidewalk leads into a u-shaped courtyard. The roof is of unknown composition and is flat with a stucco parapet, decorative entablature and a frieze. The roof also has three skylights that are arrayed in a u-shaped pattern similar to the building. The walls are stretcher bond brick that is uninterrupted to roof (Figure 19).

**Table 7. Some Residents of the Elmhurst Apartments, 1926–1942.**

<b>Tenant</b>	<b>Position at Washington State College</b>
<b>1926</b>	
Hannah Aase	Professor of Botany
Harold Culver	Head of Department of Geology (1925-1950)
Mary A. Elliott	Instructor of Institutional Management
Harold H. Logan	Instructor of Piano
Joseph R. Neller	Associate Chemist Experimental Station
Robert U. Nelson	Music Theory
Sofus B. Nelson	Dean and Director of Extension Service
W. H. Orion	Instructor of Physical Education
Lusinn Barakian Robinson	Director of Chorus
<b>1932</b>	
Robert W. Cahr	Assistant Professor of Fine Arts
Anne M. Corcoran	Instructor in Commercial Education
Hal M. Gwinn	Secretary, Placement
Bryan Halter	First Lieutenant, Infantry, U.S. Army
Lois Holderbaum	Extension Specialist
Margaret Ann Linean	Instructor in Secretarial Science
Harold H. Logan	Instructor in Piano
Charles C. Loughlin	Captain, Infantry, U.S. Army
Ione Margaret Mack	Secretary, YMCA
Mabel Marie Madsen	Assistant to the Dean of Women
Ernest C. McCulloch	Associate Professor of Bacteriology and Parasitology
Paul C. McGrew	Agricultural Engineer
Harold I. Mizony	Sargent, U.S. Army
Herbert T. Norris	Assistant Professor of Public School Music
Rae Russell	Extension Nutritionist
William A. Schildroth	First Lieutenant, Infantry, U.S. Army
Helen G. Smith	Head, Department of Physical Education For Women
L. J. Smith	Head, Department of Agricultural Engineering
Evelyn Sparlin	Clerk, Radio Department
Julian Winifred	Instructor In French
<b>1942</b>	
Anne M. Corcoran	Instructor In Commercial Education
Lucile F. Dauner	Assistant Professor of Textiles and Clothing
Louise B. Gass	Associate Professor of Chemistry
Helen L. Hanson	Instructor in Foods and Nutrition
Winifried Julian	Instructor in French
Martha Lowery	Extension Specialist in Clothing
Jennie A. McIntosh	Assistant Professor of Home Economics
Helen G. Smith	Head, Dept. of Physical Education for Women
Irene Whittock	Clerk, Bursor's Office
Margaret Whittock	Clerk, Bursor's Office
Ethelwyn B. Wilcox	Assistant Professor of Home Economics



a



b

**Figure 19. The Elmhurst Apartments, 405 Oak Street: (a) three-quarter view of the northeast and northwest elevations, view to azimuth 160°; (b) detail of the entryway, view to azimuth 215°.**

The façade is the northeast elevation and faces Oak Street (Figure 19a). At the center of this elevation, there is a decorative flat archway with recessed panels along with brick detail and the name “ELMHURST” in metal letters (Figure 19b). The u-shaped courtyard has bull-nosed corners and each of the three stories has two pairs of two double-hung windows and two single double-hung windows, all with plain trim and brick slip sill. The courtyard has an original metal light fixture above the door. Below this is a brick flat-arch vertical joint that frames a double-leaf door with plain trim with diamond pane details on the bottom and a single-sash on top. The second and third stories of the courtyard have fire escape doors that are single leaf with two panels on the bottom and a single light on top with original brass hardware. The third-story door also has original brass hardware. The original fire escape is located in the courtyard.

Outside of the courtyard the two halves of the northeast elevation are symmetrical except for a double-leaf door with six-light single-sash windows above the transom at the east corner of the building. Each leaf has a panel on bottom with four lights on top which is at the east corner. The hardware is original and there is a simple brick detail around the door. The first story has three pairs of two single-hung windows with a top sash of six lights, wood mullion, plain wood trim and a flat arch vertical joint head, and three single windows with the aforementioned features. The second and third stories have four pairs of double windows and five single, respectively.

The first story of the northwest elevation has two pairs of two windows in the center with a single window to the left and a pair of single windows to the right (Figure 19a). This pattern is repeated for the second and third stories for 21 windows total in the northwest elevation. The windows in this elevation are identical to those on the northeast elevation.

The southwest elevation has twelve pairs of windows (four on each story) that are identical to the windows in the previously described elevations except they have no header or surround. In the center of the elevation where the courtyard is on the northeast elevation, there are three double pairs that are missing the original mullion but have cement header and cement slip sill. At the foundation level, there are openings for four small pairs of horizontal sliding windows but only one still has a glass window present. This also is a larger opening for a pair of horizontal sliding windows. None of the horizontally sliding windows have a header or concrete sill. The roofline of this elevation has no frieze, but has a stucco and sheet metal parapet. A stucco chimney is present at the center of the elevation.

The southeast elevation at foundation level has three openings for horizontal sliding windows, but the glass is removed. The windows on each story are similar to those of the northwest elevation, but have no headers or concrete slip sill and are arranged in a pattern of one two-sash and three single-sash on each story for a total of three two-sash and nine single-sash.

This apartment building retains much of its architectural integrity. The ground plan and original brick cladding are intact. Many of the exterior doors are intact, however there have been extensive changes to the windows. The majority of windows in the building are replacements and many of the surrounds have been altered. City of Pullman records include permits for work on the building’s plumbing (1970) and electrical wiring (1977), and new roofs in 1972 and 1981. Thus, the roof and windows are not original. Therefore, we recommend that the building is not eligible for listing on National Register under Criterion C (Design, Construction, and Work of a Master).

### **415 Oak Street (Building 7)**

This is a single-story Arts and Crafts – Craftsman built in 1914. It is on the south side of Oak Street, three lots east of Maple Street (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The house is located on Lot 9 of Block 5 in Reaney’s Second

Addition (Whitman County tax parcel 112350005090000) and is owned by the Wallace Trust. The address before 1972 was 303 Oak Street.

Washington State College campus directories identify two occupants of the house during the 1930s and 1940s. Edna L. McKee (Instructor in Public School Music) is listed as occupant in 1932, while Marian H. Anderson (Stenographer, Extension Service) is listed as occupant in 1942. During the second half of the twentieth century, the ownership history of this house mirrors that of the adjacent Elmhurst Apartment building. Both buildings were owned by Ray Scott and Robert Wallace, and both buildings are currently owned by the Wallace Trust and managed by Helene's Property Place.

This single-family bungalow has a rectangular ground plan that covers 1,549 square feet. The poured concrete foundation is covered by wood shingle. The roof is a medium hip and is covered in asphalt composite shingles. The walls are covered in wood shingle and the cladding is broken by a line about two feet above the first floor level with a wood shingle skirt. There is a poured concrete chimney on the southwest elevation that is offset on the rear slope of roof.

The northeast elevation is the primary elevation and faces Oak Street. It features an open porch that wraps around to the southeast elevation. A poured concrete walk leads to wooden steps. The porch is made of flush vertical wood planking and has a low hip roof with low gable over the northeast entrance with projecting eaves and rafters exposed. The projected gable over the entryway is bracketed and has a simple detail in the gable. The porch has openings for windows but the glass is removed. There are muntins on the northeast elevation and two drainage/vent breaks in slant below the window openings. The front door appears original and is a single leaf with fifteen lights and some of the original hardware. To the right of the porch is a single-hung window with six top lights, simple decorated lintel, and no slip sill. The original wooden screen remains. To the left of the front door, above the porch, is a similar window but without screen.

The northwest elevation at foundation level has two single-sash windows and a sump with a poured concrete retaining wall and metal headboard railing. The first story at the north end has a single-sash four-light window with simply decorated lintel and plain slip sill. The center has a pair of single-hung windows with the top sash having six lights, wood mullion, simply decorated lintel, and a slip sill that forms a break on the wooden skirt. The southern end has two windows that are the same as the north end. There is also a water spigot and vent coming out of the skirt on this elevation.

The southwest elevation has a covered porch with a low-hip roof and horizontal ceiling planking which is all wood and enters the ground level. The porch has replacement straight-facing wooden stairs, plain flushes planking, and a plain single-leaf door that is not original. The porch was previously enclosed; the bottom is surrounded by wood lattice. The foundation level has an entry with poured concrete stairs and a plain replacement door. The first story at the west end has a single-sash six-light window with plain trim and sill. To the right of the porch there is a single-sash window with five top lights.

The southeast elevation at the foundation level has an uneven two-sash window with the right sash two-thirds and the left one-third. The left is an opaque orange color. There also is a single-sash opening with a screen covering but no window. The first story at the south end has a pair of single-hung windows with six top lights in each and simply decorated lintel. The sill on the windows meets the break in cladding on the skirt. In the middle is a large single-hung window flanked by smaller single-hung window with six lights on each; all have mullions. The wraparound porch has two large opening with muntins and the mullion separates the openings. A drainage vent is below each window opening.



a



b

**Figure 20. 415 Oak Street: (a) the northeast, primary elevation, view to azimuth 210°; (b) three-quarter view of the southwest and southeast elevations, view to azimuth 5°.**

Although the house retains its original cladding, other aspects of the buildings have been altered. These include a slight change to the ground plan and replacement of most of the original windows and doors. Gutters have also been added. Permits for plumbing work and a sewer tap were issued in 1968 and 1985, respectively, and a new roof was installed in 2004–2005. Therefore, we recommend that this building is not eligible for listing on the National Register under Criterion C.

#### **450 Oak Street, Main House (Building 9)**

This is a one-and-one-half-story Arts and Crafts – Craftsman built in 1913. It is located at the northwest corner of Oak and Opal streets (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). Originally a single-family dwelling in 1913, the house is now divided into six rental apartments. The house is on the south half of Lot 1 of Block 8 in Reaney's Second Addition (Whitman County tax parcel 112350005060000). It is currently owned by Horizon Realty Associates (HRA) Cougs LLC. The address prior to 1972 was 310 Oak Street.

One of the early residents of the house was F. A. Thomson, Head of the Department of Mining Engineering at Washington State College. The campus directory indicates Thomson lived here in 1917. By 1919, he was Dean of the School of Mines at the University of Idaho in Moscow.

The house has an irregular ground plan that covers 1,898 square feet. The roof is a hip on front facing gable with projecting eaves and rafters exposed. It is covered with asphalt composite shingles. There is a center located chimney with stretcher bond brick and six added vents on roof. The walls are primarily wood shingle with a stucco and wood detail under the gable. The foundation is dressed basalt.

The southwest elevation is the primary elevation and faces Oak Street. Four mature deciduous trees front the property and a poured concrete walkway and stairs lead to an enclosed front porch. The porch is supported by cinder blocks and is partially clad with vertical paneling. Horizontal two-sash windows flank the single-leaf 15-light porch door. Inside the enclosed porch is the original front door to the home, which is a single-leaf four-light with a sash and wood detail. The original brass knocker is still present. At the foundation level are two single-sash windows, the first story has nine large single-hung windows with 18 lights, and the half-story has three single-sash with six light windows. Poured concrete stairs also lead down to a basement apartment, which City permitting records indicate was added during the 1970s. The foundation also has a new single-sash window, and a single-hung window with three lights that is covered by a storm window. Above this is a single-hung window with plain trim with a wooden slip sill supported by four consoles.

The southeast elevation at the south end foundation level has a single-hung window with wood surround. The middle part of the foundation has a recessed window, a single-hung window, and one sash with three original lights. The first story has two single-hung windows (one original with six lights and one replacement with six top and six bottom lights) and one horizontal two-sash window. All windows have plain wood trim. There is also a disruption in the center of the wall that appears to be a covered window with added horizontal plain planking and two vents. At the half-story level is a dormer with a front-facing gable with eaves projected and rafters exposed. There is stucco and wood detail under the gable and a single-sash ten-light window with plain surround. At the northern end of the elevation, there is an enclosed porch supported by a poured concrete foundation with new wooden stairs and a replacement screen door. The porch has two large windows with four lights fronting the original four single-sash fifteen-light windows.



a



b

**Figure 21. 450 Oak Street, main house: (a) the southwest, primary elevation, view to azimuth 35°; (b) three-quarter view of the southwest and southeast elevations, view to azimuth 350°.**

The northeast elevation has an enclosed porch with a slight front-facing gable that is supported by decorative brackets (Figure 22). The cladding under the gable is stucco with wood detail. The first floor has a replacement single-leaf three-panel door with four lights and a replacement screen, as well as a single-hung window with six top lights and simple trim. The half-story has a three-sash, six-light window with wood mullion. There is a wing on the north end with a shed roof, poured concrete foundation, and a doorway leading to stairs and a basement entrance. The first floor also has a pair of single-hung windows with wood mullion and six lights in upper sashes.



**Figure 22. The northeast elevation of the main house at 450 Oak Street.**

The northwest elevation at the foundation level has two recessed windows with one single-sash, and one sash with three lights and an added screen. Single-hung windows with simple surround and six top lights are at the north and south ends of this elevation. Between these is a replacement horizontal two-sash window with simple surround. A disruption in cladding around this window suggests the original window was the same size and configuration as the two windows that flank it.

A number of alterations have been made to the building's exterior and interior. Slight changes have been made to the ground plan over the years, though a sketch drawn on a Certificate of Occupancy dated 16 July 1975 indicates there have been no changes to the plan since that date. Changes to the original doors are slight, but changes to the windows are extensive. Changes to the original shingle cladding are moderate. Gutters have also been added. Most of the interior alterations appear to have taken place in 1975, when a permit to remodel the residence for three additional units was issued to owner Kenneth L. Gross. The following year, an additional unit was added to the 1975 permit, though this may be a reference to the outbuilding turned into an apartment behind the main house (see Building 10 below). Several permits for remodeling and electrical work were issued to owner Kenneth L. Gross of Spokane during the 1970s. Additional permits for alterations were issued to Gross including one for electrical wiring (1970), installation

of a 200 amp subpanel (1975), and plumbing (1976). A permit for the installation of a gas space heater was issued to Mark Provo in 1994. A re-roofing permit was issued to G & M Properties in 2007. Therefore, we recommend that the building is not eligible for listing on the National Register.

#### **450 Oak Street, Detached Apartment and Garage (Building 10)**

This is a pair of connected outbuildings located along the alley behind the main house at 450 Oak Street (see Building 9) (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). One of the outbuildings is a single-car garage; the other is a one-story Arts and Crafts – Craftsman style dwelling that is now a single rental apartment. The apartment and garage are connected by a roof over a narrow breezeway. Each building has a rectangular ground plan, though when connected they form an L-shaped plan that covers 855 square feet. They are situated in the north half of the same lot as Building 9 (Lot 1 of Block 8 in Reaney's Second Addition, Whitman County tax parcel 112350008010000) and have the same owner (HRA Cougs LLC) as the main house. The garage is not present on the 1949 Sanborn map, though an auto garage that is now gone is indicated just to the west. Thus, that garage was either moved and attached to the residential dwelling or an attached garage was built sometime after 1949.

As previously noted, a permit to remodel the main residence at 450 Oak (Building 9) for three additional units was issued to owner Kenneth L. Gross in 1975. The following year, an additional unit was added to the 1975 permit. This latter unit may be a reference to the dwelling that is now the apartment described here.

The apartment building features a low side-facing gable roof with projecting eaves and exposed rafters. The attached garage has a front-facing gable with projected eaves and exposed rafters (Figure 23a). The roofs of both buildings are covered with composite shingles and gutter systems have been added to both. The roofs intersect to create a three-foot-wide, covered walkway between the two buildings. This walkway is closed by a vinyl gate that opens onto the back alley. Both buildings are clad with wood shingles, and both have poured concrete foundations. The primary elevation of the apartment is the southwest, which faces the back of the main house. This elevation features a single-leaf door in the middle with a single-hung window on either side of the door. The roofline is slightly projected over the doorway, by approximately one foot, and that feature is supported by two simple brackets. Poured concrete steps and metal hand rails lead to the door. The windows and doors throughout the building feature simple wood trim or surrounds.

The southeast elevation of the apartment has a pair of single-hung windows separated by a wood mullion. The underside of the open gable has horizontal wood planking detail. There are no notable features on the northeast elevation, but the back slope of the roof has four vent openings and three stove/exhaust pipes. The northwest elevation, beneath the covered walkway, features a single-leaf main door with an original storm door, which has a screen on top and a panel on bottom. Also on this elevation it appears that a window has been removed and the opening boarded up.

The vehicle door of the garage is located on the northeast elevation and opens onto the back alley. This single-leaf door is made of vertical wood planks and opens upward on a track. To the left of the door is a small projected wing with a side-sloping shed roof covered with composite shingles. Centered in the wing is a pair of cupboard-like vertical-board doors that open outwards. There are no notable features on the northwest elevation of the garage.



a



b

**Figure 23. 450 Oak Street, apartment and garage: (a) three-quarter view of the southwest and southeast elevations, view to azimuth 345°; (b) three-quarter view of the southwest and southeast elevations of the garage, view to azimuth 5°.**

The southwest elevation of the garage features a foundation that is covered by vertical wood planking, with the left corner opening to allow access to the crawlspace beneath the building (Figure 23b). On the primary level is a small opening for a window, but it has been boarded up. There is a pair of single-hung windows separated by a wood mullion in the center of this elevation. These windows appear to be original, but one of the bottom panes is missing. Wood boards now partially cover the windows, likely acting as protection because a basketball hoop has been attached to the side of the garage above the windows. The southeast elevation features a more exaggerated projection of the eaves, which serves to create the covered passageway between the two buildings. Added side-facing wood stairs at the left corner lead to a single-leaf door, which is a replacement. A small single-hung window to the right of the door is original.

Although the cladding on these two attached outbuildings are original, the majority of the original windows and doors have been replaced. The building plan was extensively altered when the garage was either moved and attached to the residential dwelling or was added on to it. Therefore, we recommend that this building is not eligible for listing on National Register

### **Ash Street Building Descriptions**

We inventoried two buildings on the northeast side of Ash Street, the Sacred Heart Catholic Church and the Church Parish Office (Figure 24). The owners of the buildings at 425 Ash (on the southwest side of the street) and 450 Ash (on the corner of Ash and Opal) opted out of the inventory.



**Figure 24. Overview of the northeast side of Ash Street, view to azimuth 50°.**

#### **400 Ash Street, Sacred Heart Catholic Church (Building 17)**

The Sacred Heart Catholic Church is at the northeast corner of Ash and Maple streets (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The church is

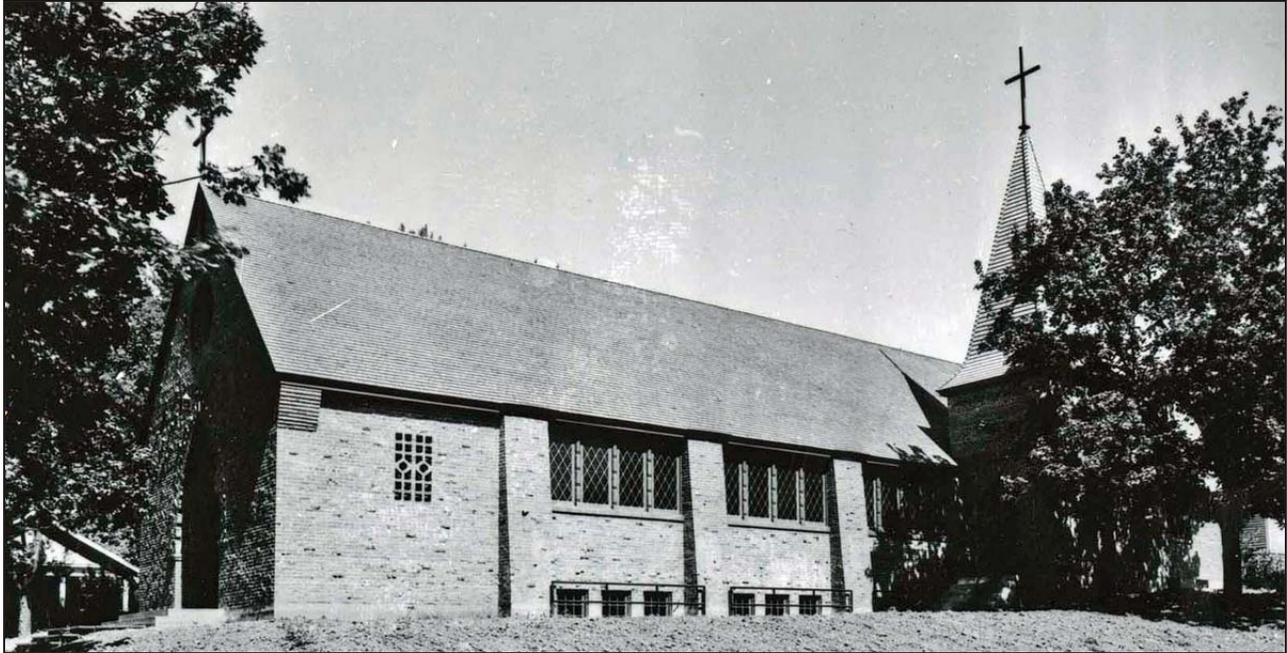
situated on Lots 5 and 6 of Block 5 in Reaney's Second Addition (Whitman County tax parcel 112350005060000). The address before 1972 was 304 Ash Street.

Construction on the present Late Gothic Revival style building began in 1935. Prior to this, Masses were held at the former Christian Church at the corner of Olsen and State streets. As the congregation continued to grow through the early decades of the twentieth century, the need for a larger building became apparent. Father Oakley O'Conner, who succeeded Father Carl Phillip in 1933, began discussions with Spokane Bishop Charles C. White and Yakima architect John Maloney regarding the new church's design and construction. Property for the new church was purchased at the corner of Ash and Maple streets for the sum of \$8,700 (Caraher 2013). An existing house on the planned building site was moved to the east and became the church rectory. The parish also purchased an adjoining house and lot which now serves as the Parish Office (see Building 16 below). Construction on the new Sacred Heart Church was completed in 1935 at a cost of \$18,475 (Caraher 2013). It was dedicated on 24 May 1936 by Bishop Charles D. White.

The original church has been modified by the construction of two large brick additions. In 1958, the first large addition, known to parishioners as the "Annex," was completed on the southeast side of the original building. Historic photos show the church originally had a T-shaped ground plan that covered approximately 3,740 square feet (Figure 25, Figure 26). The Annex was a rectangular addition that was added to the eastern wing of the original "T" ground plan, and increased the area to approximately 5,540 square feet. The cost of the Annex was \$33,000 (Caraher 2013).



**Figure 25. Photograph taken in August 1936 of the northwest and southwest (main entrance) elevations of the recently completed Sacred Heart Catholic Church.**



**Figure 26. Photograph taken in August 1936 of the southwest (main entrance) elevation and spire of the recently completed Sacred Heart Catholic Church.**

Permitting records indicate that various interior remodeling projects continued from the 1970s through 2010. This included a renovation of the church sanctuary completed in 1980. A new roof was added in 1973. In 1983, a 2,400-sq.-ft. brick social hall was built off the eastern end of the Annex. The former social hall in the basement of the church was renovated at this time and turned into classrooms (Caraher 2013). The new social hall was the last major addition to the church to date. From the outside, this addition appears to be a separate building, but an interior walkway connects it with the 1958 Annex. Between the new social hall and the original part of the church is a courtyard that features a large concrete patio that extends off the southeast elevation of the original part of the church.

The original part of the church, built in 1935, has a cross gable roof with close eaves and is covered with asphalt composition shingles (Figure 27). The walls are common bond brick with some projected bricks for decoration. The southwest elevation of the original part of the church faces Ash Street and contains the main entrance (Figure 27, Figure 28). Poured concrete and decorative brick stairs lead to a double-leaf eight-panel door with brass decorative panels and recessed blinds. The door is situated beneath a center-pointed decorative arch above the decorated wood transom. There is an inset stone decoration above the doorway.

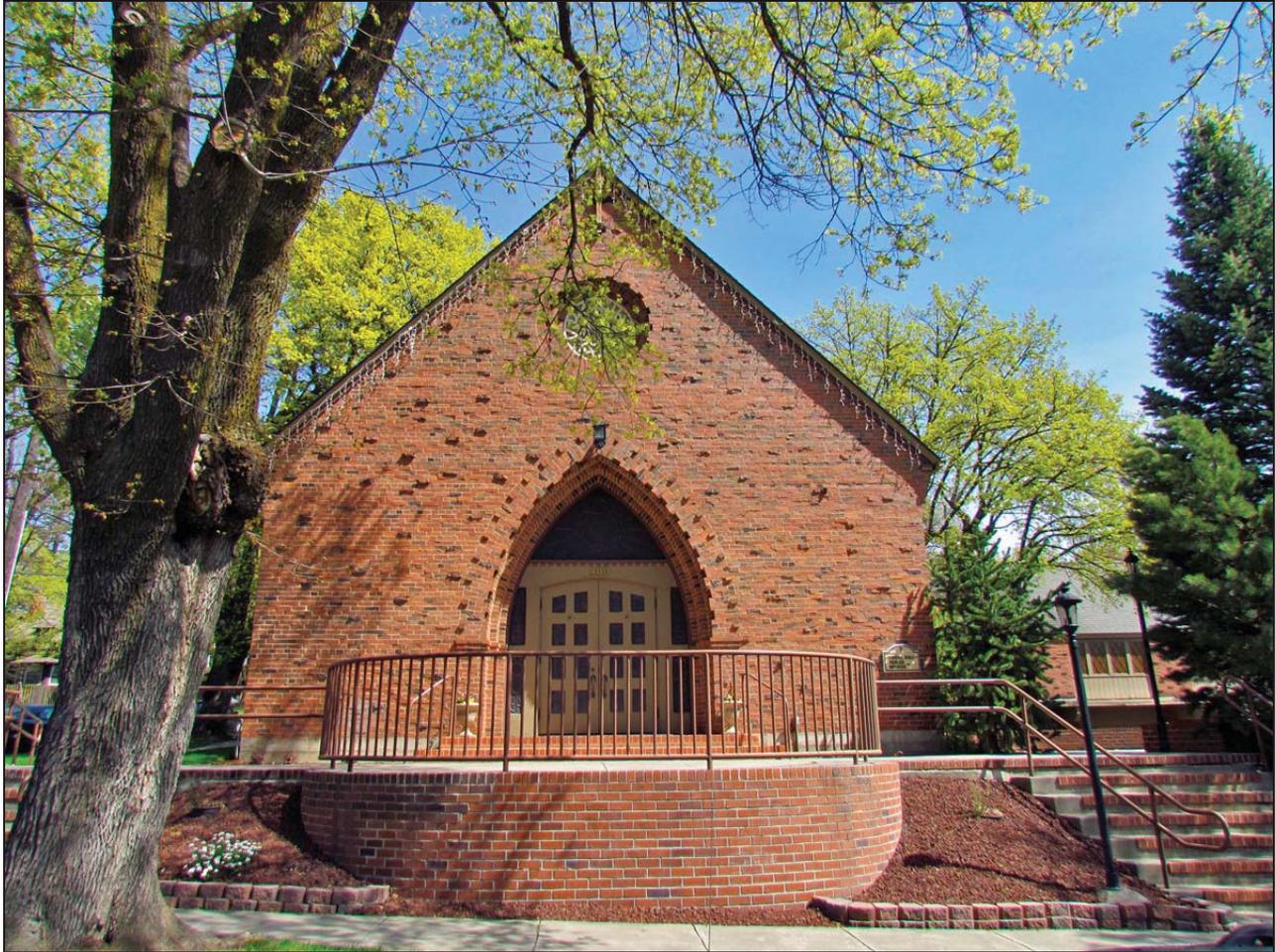
The southeast elevation of the original building has an engaged pilaster with three equally spaced columns (Figure 29). At the foundation level between each pilaster are three single-sash twelve-light windows with simple wood trim. All are original and are hinged to open on the right side. There is a poured concrete retaining wall with metal railing in front of the foundation level windows. At the south end of the elevation there is a stained glass window covered by decorative brick. Between each pilaster is a set of four sashes with new glass covering the original stained glass. The sashes are separated by decorative wood mullions, and they all have plain header and sill.



**Figure 27. The present day southwest and northwest elevations of the Sacred Heart Catholic Church view to azimuth 85°.**

Attached to the southeast elevation of the original building is a square spire, which also is part of the original building. The southwest elevation of the spire at the ground level has a simple wood door with two center pointed arches. The door has a simple vertical flushboard with matching transom panel that meet the point of the brick arch. Brick detail above arch includes a cross with herringbone detail under eaves on southwest and southeast elevations. At the corner of spire there is a metal protective hood over a recessed bay with a Sacred Heart statue. The spire has a bellcast hip roof with a wood cross on the apex. The southeast elevation of the spire has a single-sash nine-light window at the foundation level and a single-sash five-sided (star point) stained glass window with simple wood trim at ground level.

The northeast (rear) elevation of the original building has four original stained glass windows with muntins that form diamonds, with a sash of glass over the top and flat joint slip sill (Figure 30a). Two windows are on the original central projection and one each are on the original wings to the left and right of the central projection. The window opening to the left of the replacement single-leaf door in the projection is currently boarded. There is a very large, broad pediment hood constructed of wood clapboard that projects from the projection façade and is supported by large wood simple bracket. A wooden cross on the hood above the door appears to be a modern addition.



**Figure 28. The main entrance (southwest elevation) of the Sacred Heart Catholic Church, view to azimuth 30°.**

The northwest elevation that faces Maple Street features windows and architectural details that are symmetrical to the southeast elevation of the original building (Figure 30b). A single stack chimney extends from the top of the western wing with a vertical joint detail at the top.

The Annex, constructed in 1958, extends eastward from the rear of the original church building (Figure 30a). The southwest elevation of the Annex is clad in stretcher bond brick with some projected bricks, and four recessed panels with vertical wood veneer planking (Figure 31a). Where the panels meet the poured concrete foundation is a vertical joint flat arch. At the bottom of the first recessed panel are two single-sash windows with brushed glass and a wood mullion. Above is a set of four single-sash decorative glass windows with decorative muntins, wood mullions, and simple trim. At the second panel is a set of four single-sash windows the same as above, and below this set of four windows is a similar set that is reduced in scale; two have one light replaced with glass from windows removed from the original 1935 building. The third panel is the same as the first and second but with a wooden hood that extends from the second to fourth recessed panel and is supported by large wood beams. Below the hood is a two-leaf door with four panels on bottom and nine lights on top of each leaf. On either side is a single window. There is a projected retaining wall on the left side of door with brick detail matching the rest of the Annex. On the fourth panel is a set of four windows above a wood veneer.



**Figure 29. Southeast elevation of the Sacred Heart Catholic Church, view to azimuth 300°.**

The southeast elevation of the Annex has a recessed panel with wood veneer cladding and a large rectangular vent underneath the gable. A large wooden cross is affixed to the vent with wood cladding coming off at the bottom. There is a two-car flat-roof carport that is supported by metal beams fixed onto a poured concrete pad attached to this elevation.

The northeast elevation of the Annex has two single-sash etched glass with simple wood trim and mullion at the foundation level (Figure 30a). The first story has a single-leaf door with wood board above transom and the same cladding as the aforementioned four panels. The side panel to the right of the door at the east end of the elevation has textured glass and decorative muntins. There are also three sets of four-sash windows; five lights have glass that was once part of the windows removed from the original building (according to an unidentified church parishioner, the contractor incorporated some glass from original windows into the lights of the new windows). Finally there is a single stack chimney at the western end of the elevation, where the addition meets the wing of the original building.

The Social Hall addition was built in 1983 and is connected to the east end of the Annex by an enclosed walkway. This addition has the same decorative brick common-bond cladding as the rest of the building and has a high gable roof (Figure 31b). A poured concrete walkway leads to the addition from Ash Street. The northwest elevation has two tall and narrow two-sash windows, one on the first story, one on the half story. The southeast elevation has two sets of single-light horizontal sliding glass doors.



a



b

**Figure 30. Sacred Heart Catholic Church: (a) northeast elevation, view to azimuth 160°; (b) northwest elevation, view to azimuth 170°.**



a



b

**Figure 31. Sacred Heart Catholic Church: (a) southwest elevation of the Annex, view to azimuth 30°; (b) northwest and southwest elevations of the Social Hall modern addition, view to azimuth 75°.**

The northeast elevation of the Social Hall, at the ground level, has two single-panel doors with a light above; one door is on the walkway that connects the addition to the Annex. At the half-story, there is a metal ramp and railing that connects from the carport to the addition. There is a single panel door at the end, flanked by two large vents. The northwest elevation has the same set of sliding doors as the southeast elevation. At the west end, there is an entryway; inside of the entryway is one large single-sash window.

The ground plan of the church has been altered extensively by the construction of the two large brick additions in 1958 and 1983. Changes to the cladding and windows on the original part of the church have been slight, while changes to doors have been moderate. Changes to the interior are also extensive. Caraher (2013) notes there were ongoing remodeling projects in the original basement from the late-1930s through the 1950s. Therefore, we recommend the church is not eligible for listing on the National Register solely on the basis of significant architecture (Criterion C, Design, Construction, and Work of a Master).

#### **440 Ash Street, Sacred Heart Catholic Church Parish Office (Building 16)**

This is a one-story Arts and Crafts – Craftsman located on the north side of Ash Street, two lots east of Sacred Heart Church (NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). It is located on Lot 2 of Block 5 in Reaney’s Second Addition (Whitman County tax parcel 112350005020000). The address before 1972 was 308 Ash Street. The house was constructed in 1919 as a single-family dwelling. It was purchased by the Sacred Heart Church in 1979 and has served as the business office for the church ever since.

The house has an irregular ground plan that covers 1,390 square feet. It has a low hip roof covered with composite shingles. A gutter system has been added. There is an exterior chimney on the southeast elevation and another, smaller chimney that extends out of the northwest slope of the roof. Cladding under the roof eaves and along the skirt is wood shingles, while the middle portions of the walls are clad in wood clapboard. The foundation material is unclear because it is fronted by the wood shingles, but appears to be poured concrete.

The southwest elevation, which faces Ash Street, features a partially enclosed porch at the front entryway (Figure 32). Poured concrete stairs with metal hand railings and a concrete sidewalk lead up to the porch from Ash Street. The porch takes up the left half of the southwest elevation and is partially enclosed by a half wall. The “Parish Office” sign is on the half wall and sits above a ventilation hole. The roof over the porch is supported by simple wood pillars; the floor and ceiling of the porch feature simple wood planking detail. Under the porch roof there is a large single-sash window to the left of the single-leaf door. All windows and doors feature simple wood trim. The door is original, with a large light on the top and three panels on the bottom, but the storm door is a replacement. To the right of the door, facing the northwest, is a large two-sash window, with the smaller bottom sash appearing to open. Towards the right side of the southwest elevation is a large single-sash window. Below this window, in the foundation level, is a set of three single-sash windows separated by wood mullions.

The foundation level of the southeast elevation has a set of single-sash windows separated by a wood mullion to the left of the chimney base. To the right of the chimney are two single-sash windows. Also in the foundation of this elevation is a replacement single-leaf door to the basement. The door and concrete steps leading down to the door are covered by a partially enclosed entryway with a front-facing gable roof. A chimney made of stretcher bond masonry is located near the southern end of the elevation. Above the foundation level and to the right of the chimney are one small single-sash window and three single-hung windows.



**Figure 32. The Sacred Heart Catholic Church Parish Office, 440 Ash Street, southwest elevation, view to azimuth 20°.**

The northeast elevation features some shiplap detail around the very bottom of the foundation, below the wood shingle skirt (Figure 33b). The left half of this elevation features a small wing with a medium hip roof and one single-hung window. The northwest side of the wing has two two-sash windows, one of which has been boarded over. To the right of the wing is a replacement single-hung window and a single-leaf door with five lights. The door is original but the storm door is not. Poured concrete stairs and a wooden hand railing lead from the poured concrete patio to the door. Over the patio is an added decorative awning added in 1960. Beyond the poured concrete patio is a decorative brick extension and paver stone walkway, neither of which is original.

The northwest elevation of the house features a slight projection in the middle of the wall that contains an off-center replacement horizontal sliding window (Figure 33a). To the left of the projection are two single-hung windows as well as a horizontal sliding window in the foundation. To the right of the projection is a single-hung window. In the foundation below this window are two single-sash windows, one of which has four lights.

A number of changes have been made to the house over the years, some more significant than others. Changes to the ground plan are slight, but there have been moderate changes to the original cladding and doors. Though some of the original windows remain, most appear to have been altered in some manner or completely replaced with newer windows. City permitting records show the awning was added to the back of the house in 1960 and a new furnace was installed in 2009. Therefore, we recommend that the house is not eligible for listing on the National Register of Historic Places.



a



b

**Figure 33. The Sacred Heart Catholic Church Parish Office, 440 Ash Street: (a) northwest elevation, view to azimuth 120°; (b) northeast elevation, view to azimuth 210°.**

### Spaulding Street Building Description

There is one property in the survey area with a Spaulding Street address, which was inventoried.

#### 410 Spaulding Street (Building 26) (DAHP No. 38-00380)

This is a two-story Tudor – Elizabethan built in 1925. It is on the north side of Spaulding Street, one-half block east of Maple Street (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The house is on Lot 2 of Block 4 in Reaney's Second Addition (Whitman County tax parcel 112350004020002). It is owned by Debra A. Wright. Before 1972, the address was 302 Spaulding Street. The property is in the Historic Property Inventory Database as legacy data (DAHP No. 38-00380), but no architectural details were previously recorded.

This single-family dwelling has an irregular ground plan that covers 1,623 square feet. The roof is a hip on the primary with projecting eaves and plain fascia. There is an extension of hip over the south end of the southwest elevation, and a slide-sloping shed roof over the west side of the southwest elevation. Gutters have been added. There is a center single-stack chimney with stretcher-bond masonry. The walls are clad with stucco with wood detail on each elevation. The foundation is poured concrete. There is a poured concrete retaining wall on the southwest and southeast elevations. There is a two-track poured concrete driveway and hexagonal paving stones that connect the drive to the poured concrete sidewalk in front of the house.

The primary, southwest elevation faces Spaulding Street (Figure 34). A poured concrete sidewalk and stairs lead to a poured concrete stoop at the front entrance. The stoop has a semi-circular hood and decorative brackets above, as well as an original light fixture above the door. The door, which appears to be original, is a single-leaf with two panels on the bottom and four lights on top. It is surrounded by a plain white trim and a new storm door has been added. The foundation of this elevation contains a single-sash three-light window that is side-by-side with a wood mullion. The first story has three single-hung windows with four top lights and wood mullions, and a plain sill. The header merges with the bottom of the decorative wood detail on the second story. The second story has three single-hung windows with four top lights, wood mullions, and plain sill.

The southeast elevation, at foundation level, has three single-sash three-light windows with plain wood trim (Figure 34b). The first story has a set of three single-hung windows with wood mullion and simple wood trim. The right end of the southeast elevation is inset about one foot, and has a single-hung window with plain wood trim. The second story has two pairs of single-hung windows with wood trim and wood mullion. The inset area has a single-hung window with wood trim.

The northeast elevation, at the foundation level, has no significant features. The first story has a single-hung window with four top lights. At the right end of this elevation, there is a single-hung window with etched glass that does not appear to be original. To the right of this is a double-leaf door with fifteen lights on each door. The door appears to have original hardware and original screen. There is a light fixture above the door. A poured concrete stoop is in front of the door. The second story has two pairs of single-hung windows with four top lights and wood mullions.

The foundation of the northwest elevation contains a coal chute and a single-sash three-light window (Figure 35). The majority of this elevation is projected out from the foundation-level footprint. The projection has a shed roof that does not meet the primary roof line. The first story has a pair of single-hung windows with four top lights, wood mullions, and simple trim. At the right end of the projection, there is a single-leaf door with two panels on the bottom and four lights on top. This matches the front door on the southwest elevation. The door is covered by an original screen door. To the right of the door is a small, single-sash four-light window with plain trim and sill. The second story has one small and one larger single-hung window with four top lights.



a



b

**Figure 34. 410 Spaulding Street: (a) primary, southwest elevation, view to azimuth 30°; (b) three-quarter view of the southwest and southeast elevations, view to azimuth 5°.**



**Figure 35. 410 Spaulding Street, northwest elevation, view to azimuth 150°.**

The driveway runs along the base of the northwest elevation and leads to a detached single-car garage at the northernmost corner of the building. The garage has front gable roof and is clad in stucco with wood detail, similar to that of the main house. There is a vertical flushboard door. The southwest elevation is the primary elevation and has projected eaves and rafters exposed, with plain fascia on the open end. On the southeast elevation there is a single-sash six-light window with plain wood trim. The northwest and northeast elevations of the garage have no notable features.

This house appears to have undergone few alterations. The plan, cladding, and doors appear to be all original and intact, and there have been only slight modifications to the windows. The only alteration identified from City permitting records was the installation of a gas furnace in 1998.

Therefore, we recommend the house at 410 Spaulding is eligible for listing on the National Register on the basis of significant architectural design and components (Criterion C, Design, Construction, and Work of a Master). Though the individual components lack great distinction, as a whole, the house represents a type of residential architecture associated with the early years of Washington State College. The building is one of the few in the inventory area that retains its integrity, and thus, represents an increasingly vanishing example of intact houses in the Maple Street-Maiden Lane area.

### **Opal Street Building Descriptions**

There are two properties on Opal Street included in the inventory. There is one property on Opal Street in the inventory area where the owner opted out of the historic building survey, which is 715 Opal Street.

### 625 Opal Street (Building 28)

This is a one-and-one-half-story Arts and Crafts – Craftsman located on the west side of Opal Street, one-half block south of Oak Street (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). Originally a single-family dwelling, the house is now divided into two rental apartments for college students. The house is located on the south half of Lot 12 of Block 5 in Reaney’s Second Addition (Whitman County tax parcel 112350005120001). It is currently owned by Curtis and Carol Troll of Pullman. The address prior to 1972 was 1405 Opal Street.

Although the Whitman County Assessor records indicate this house was built in 1910, an item in the “Personal” section of the 24 September 1909 issue of the *Pullman Herald* indicates that a Mrs. L. Borden lived at 1405 Opal Street on that date. The house at this address appears the same on both the 1908 and 1929 Sanborn maps, indicating a construction date of 1908 or earlier. Therefore, the date indicated in the Assessor records is only an approximate build date. Records of alterations contained in the City of Pullman files show that the property was owned by Mahlon Ross in 1962. In 1985, the owner was Arnie Frisch. Ronald R. and Barbara J. Murphy took over the property in 1986.

The house has a rectangular ground plan with projected entryway and covers 1,391 square feet. The dominant roofline is a front facing gable with large dormers on either slope; the shed roofs of the dormers create a roofline that resembles an airplane bungalow (Figure 36). All eaves are projected with rafters exposed. The roofing material is a composite shingle that appears to be new. The walls are clad in wood clapboard with a wood shingle skirting. The front porch is clad in stretcher bond brick veneer. The foundation is made of poured concrete. A poured concrete retaining wall stretches around the southeast and southwest elevations. A wooden fence runs along the northeast and northwest sides of the yard.

On the southeast elevation, there is a covered porch to the right of an enclosed front room (Figure 36). This section of the house is covered by a low hip roof and features stretcher bond brick veneer over the foundation. Brick pillars and a half-wall flank wood stairs that connect a poured concrete sidewalk to the wood floor of the porch. On either side of the stairs, the brick fronting on the foundation includes a decorative element that resembles a nearly-flat arch, mimicking a vent in the porch foundation. The brick veneer wraps around the southwest and northeast elevations of the porch section. Under the porch roof, on the southwest elevation, there is a set of three windows separated by wood mullions. The larger, central window is a single-sash with a large light on the bottom and three smaller lights on top. It is flanked by a pair of narrow single-hung windows. All windows in this house feature simple wood trim. On the southeast elevation of the porch there is a large single sash window with six small lights above one large light; fixtures for a screen remain. The northeast elevation of the enclosed portion of the porch has a set of three windows similar to those previously described on the southwest elevation of the porch. To the right of the enclosed portion of the porch, facing southeast, is a single-leaf door with nine lights. The door is original, but the hardware has been replaced. To the right of the door is a large single-sash window with a large light on the bottom and six lights on the top. The porch is supported by simple wood pillars and the ceiling is made of horizontal flush board. A single light hangs in the ceiling over the door. The upper half-story of the southeast elevation contains a single-hung window with six lights in each sash. Horizontal flush board is visible on the underside of the open gable.

On the northeast elevation there are two single-hung windows in the first story, along with two single-sash windows of unequal sizes. One of the single-hung windows retains its original screens. The upper half-story of this elevation features two single-hung windows.



a

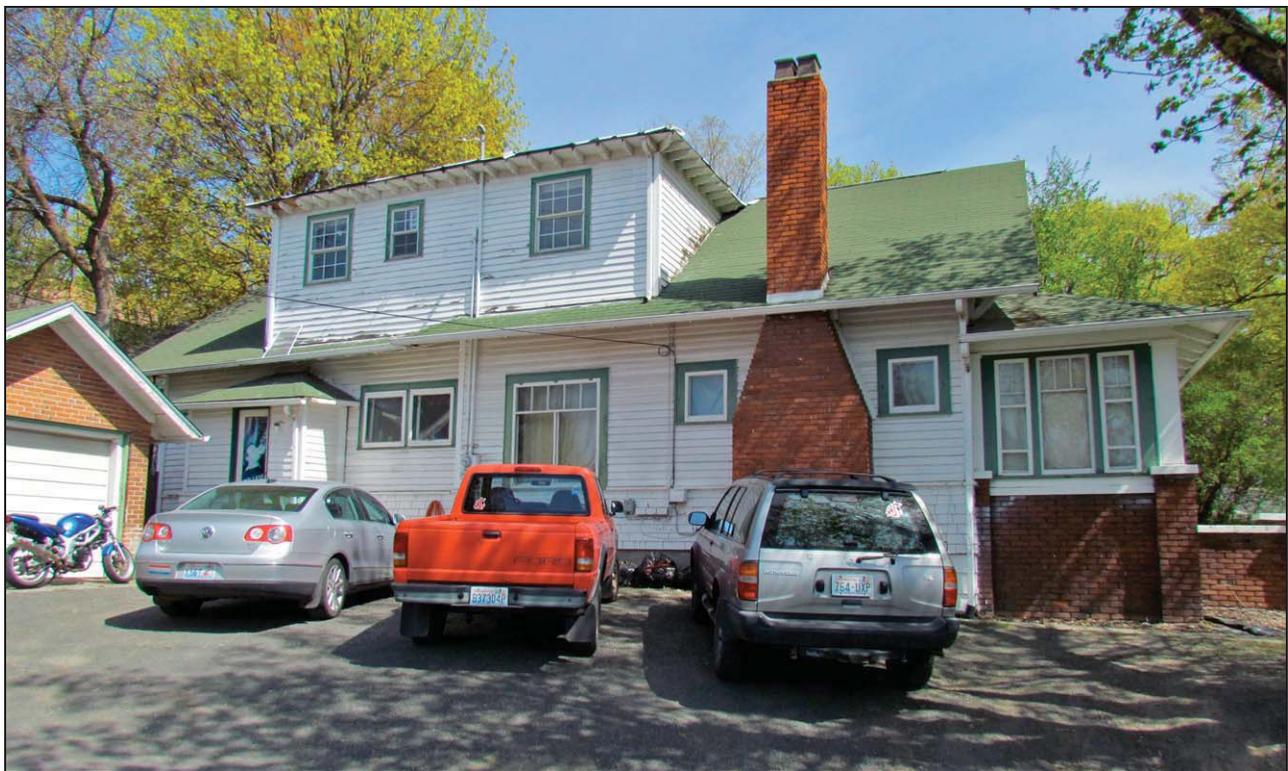


b

**Figure 36. 625 Opal Street: (a) southeast elevation, view to azimuth 300°; (b) three-quarter view of the southwest and southeast elevations, view to azimuth 345°.**

The northwest (rear) elevation is fronted by a wood deck addition with stairs that allow access to the upstairs apartment. The first story of this elevation contains a single-hung window, a pair of tall and narrow single-sash windows separated by a wood mullion, and an original single-leaf door with one light on top. The original screen door remains as well, although the actual screen is missing. Between the first and second levels there is a boarded up opening which may have originally been a window. On the upper half-story of the elevation there is a replacement single-leaf door flanked by single-hung windows with six lights in each sash.

The southwest elevation, which faces the alley, features a covered entryway with a low hip roof and wood lattice over the foundation (). Wood stairs lead to an original single-leaf door. To the right of the entryway, in the foundation level, there is a boarded window opening and an iron coal chute. There is also a hinged opening in the foundation to the left of the covered porch which likely leads to a crawlspace. On the first level of this elevation, to the left of the entryway is a boarded window opening that now houses an air conditioning unit. To the right of the entryway is a pair of single-sash windows with a wood mullion, a large window with two large lights on the bottom and five smaller lights on top, and one additional single-sash window on either side of the chimney. The chimney is made of stretcher-bond masonry and has two header fixtures. The upper half-story of this elevation contains two single-hung windows with six lights in each sash, and one single-hung window with four lights in each sash.



**Figure 37. The southwest elevation of the house at 625 Opal, view due north.**

There is a detached single-car garage between the alley and rear of the house. The garage has a front-facing gable roof with projected eaves and modestly decorated rafters. It is constructed of common-bond brick masonry and has a poured concrete foundation. The metal garage door on the southeast elevation runs along overhead tracks and is not original. The northeast elevation has two single-sash four-light windows with wood trim and a brick slip sill. Where a third window might

have been, a large section of the brick has been replaced by concrete. The northwest elevation contains one single-sash four-light window. The southwest elevation has three windows identical to those on the northeast elevation.

Much of the original cladding appears to be intact, though there have been slight changes to the ground plan and doors. Changes to windows is moderate to extensive. Although the first story retains many of the original windows, the building as a whole has a majority of replacement windows. Alterations identified in City records include a 5-x-10-ft. addition permitted in 1962 (perhaps an older deck at the rear of the house?). The contractor is listed as Myron Marcellus. The house was re-roofed in 1970 and a new gas furnace was installed in 1985. In 1986, a permit was issued to convert the second floor into a separate apartment, turning the house into a duplex. This is probably when the current deck attached to the northwest elevation was constructed. Given the alterations to the building, we recommend that it is not eligible for listing on the National Register.

### **635 Opal Street (Building 8)**

This is a three-story Beaux Arts – Classical Revival built in 1908. It is located at the southwest corner of Opal and Oak streets (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). This single-family dwelling is on the north half of Lot 12 of Block 5 in Reaney's Second Addition (Whitman County tax parcel 112350005120002). It is currently owned by Craig and Rose Olson. The address before 1972 was 1407 Opal Street.

An advertisement placed in the 26 July 1912 Pullman Herald indicates the owner at that time was E. H. Babcock. The 1917 Washington State College Campus Directory lists two occupants for that year: W. J. LaFollette and A. C. Langdon. The two men enlisted in the Washington National Guard together and were assigned to Company I of the Spokane Guards (*Pullman Herald*, 30 June 1916). LaFollette was the son of U. S. Representative W. L. LaFollette of Pullman. Langdon, originally from Palouse, was a member of the State College football team and was named all-Northwest center (*Pullman Herald*, 30 June 1916). C. C. Farr lived here in 1919 (*Pullman Herald*, 4 July 1919).

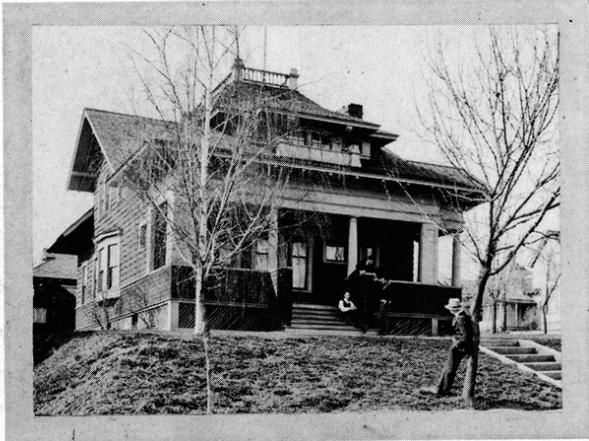
From 1919 to 1923, the house was rented by the Phi Delta Theta fraternity. The page from the 1920 *Chinook* Year Book listing the fraternity is shown in Figure 38. The Alpha Gamma sorority rented it from 1924 to 1931, and the Alpha Omicron Pi sorority rented it from 1932 to 1935. The page listing the sorority from the 1924 *Chinook* Year Book is shown in Figure 39. From 1936 to at least 1938, the house was rented by the Erani Club. City of Pullman permitting records identify owners from the last 50 years including Harold Garrett (1958), George Mink (1963), John Butler (1972), Finch's Wheatland Realty (1976), Wesley Foundation (1977), and Ken Spitzer (1981).

The house has a rectangular ground plan that covers 1,303 square feet. The roof is a bellcast hip and boxed cornice with rafter detail, a wide frieze, and is covered by new asphalt composite shingles. The walls have wood shingle cladding on the southeast elevation and below the bottom of the first floor windows on the northeast, northwest, and southwest elevations. Above the window level on the northeast, northwest, and southwest elevations is wooden clapboard. The foundation is coursed dressed basalt covered by a wooden lattice.

The southeast elevation, which faces Opal Street, is the primary elevation (Figure 40). From the sidewalk along Opal Street, a set of poured concrete steps leads to a walkway that extends to the front porch. The walkway originally was brick, but the bricks are now mostly covered by poured concrete. At the end of the walkway, wooden stairs lead to a partially enclosed porch that is supported by simply decorated columns and two simple support panels.

**CHINOOK** **1920**

# Phi Delta Theta



Founded 1848  
**WASHINGTON GAMMA CHAPTER**  
 Chartered 1918  
 Flower—White Carnation  
 Colors—Azure and Argent

**FRATER IN FACULTATE**  
 Charles A. Isaacs

**FRATRES IN UNIVERSITATE**

	1919	
	Russel W. Chase	
	1920	
Robert D. Schnebly		Earle P. Cook
Rufus C. Schnebly		Maynard Wexler
	1921	
Ray O. Forgey		P. Arthur Pederson
	1922	
Robert E. Green		Edgar N. Funk
Deane Richardson	Lyle H. Kelly	Leo J. Morgan
A. J. Deffland	Lloyd Evans	Stanley Woodruff
Hartly J. Travers	Paul H. Ninniman	J. Walter Blair

*Two Hundred Seventy-four*

Figure 38. A page from the 1920 *Chinook* Year Book listing the Washington Gamma Chapter of the Phi Delta Theta fraternity with a photo of the house at 625 Opal Street (Washington State College 1919).

# Alpha Gamma



LOCAL  
Founded 1921

Colors—Old Rose and Gray

Flower—Pink Sweet Peas

### SORORES IN FACULTATE

Mrs. C. A. Isaacs

Mrs. Solon Shedd  
Miss Edna McKee

Mrs. Verl Keiser

### SORORES IN UNIVERSITATE

1923

Maybelle Tardy

Ethel Van Eaton

Alice Tardy

1924

Mildred Hunt

Vivian Whalen

Donna Rezac

1925

Bernice McDermid  
Virginia Frost

Alyce Peterson

Lorna Annis  
Margaret Twohy

1926

Rose Reilly  
Frances Peterson  
Ruth Larkee

Harriet Carmichael  
Emalie Friese  
Cornelia Drake

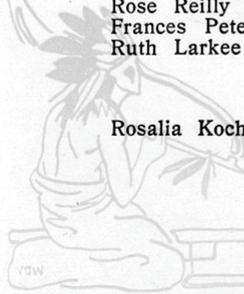
Grace Greenawalt  
Ruth Annis  
Maybelle Wilson

### Pledges

Rosalia Koch

Marguerite Miller  
Dorothy Talbot

Lola Zuloaf



# CHINOOK

Two Hundred Sixty-six

Figure 39. A page from the 1924 *Chinook* Year Book listing the Alpha Gamma sorority with a photo of the house at 625 Opal Street (Washington State College 1923).



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**Figure 40. 635 Opal Street: (a) southeast elevation, view to azimuth 305°; (b) three-quarter view of the southeast and northeast elevations, view to azimuth 265°.**

The porch is surrounded by a decorative lintel. The porch roof is a boxed cornice and pediment with decorative consoles, and is composed of horizontal flush planking with three light fixtures. The front door of the house is center-left and has decorative panels on bottom, a single etched glass light, and is surrounded by a simply decorated lintel. The porch also has a pair of single-hung windows with simple trim and no slip sill. Above the porch is a dormer and side facing gable, a pair of single-hung windows with wood mullion on both sides, and horizontal two-sash windows. The roof on this section is a boxed cornice with flush planking on the underside and is supported by two simple brackets.

The open porch at the east end of the northeast elevation is supported by two simply decorated columns (Figure 36a, Figure 41). In the foundation of the northeast elevation there is a small opening in the center of the bay and two coal chutes. The first story features a pair of single-hung windows with plain trim and missing lintel, a bay of three equal single-hung windows, and a single-hung window with a plain lintel. The second story has the same bay windows, and the third story has a set of three horizontal two-sash windows. The third story of the bay is most likely an addition as roofing material separates the second and third story. A photograph of the house in the 1924 edition of *The Chinook* (Washington State College 1923:266) shows this third story addition was already present at that time (Figure 39). A common-bond single-stack side-right chimney and metal fire escape runs down the center of the bay. The fire escape is not present in the 1924 photograph.



**Figure 41. The northeast elevation of the house at 635 Opal Street, view to azimuth 240°.**

The northwest elevation has an addition with back porch that is covered by a low hip roof and rests on a poured concrete foundation. City permitting records indicate the porch was built in 1972. The porch is semi-enclosed with a light above the back transom but no glass and no door in opening. It is supported by plain beams with eaves projected and rafters exposed with a frieze around porch. A single-hung window with plain trim is to the left of the porch. The back door to the

home has simply decorated lintel and missing trim. On the porch is a pair of single-hung window with wood mullion, simple lintel and sill that meets the break between cladding and skirt. The second story has a dormer with a low-hip roof, encased eaves, and a single-hung window with missing lintel and simple surround. The roof on the right half of the northwest elevation is a medium hip with eaves projected and rafters exposed.

The southwest elevation at the foundation level has two horizontal two-sash windows with plain wood surrounds that are vinyl replacements. The first story has a single-hung window with decorated lintel and plain slip sill. A projected bay with plain shed roof matches the bay on the northeast elevation and has three single-hung windows with supporting beams projected underneath. The windows are missing the screens. One small single-hung window is left of the bay. The second story features a pair of single-hung windows with wood mullion, simple trim, and missing lintel, as well as a single-hung window with plain trim and no lintel. The attic has a single-sash window with plain trim and no lintel.

Comparison of the present building with the photograph printed in the 1924 edition of *The Chinook* (Figure 39) shows that the building has been significantly altered since that time, including the construction of a porch addition and removal of railing on top of the roof. There is also evidence of earlier alterations made prior to the 1924 photograph (e.g., the third floor bay addition on the northeast elevation). Although changes to the cladding are slight, alterations to other elements of the building are more significant. These include moderate changes to the ground plan and extensive changes to the windows and doors. Permitted alterations identified from City records include the installation of a gas line and cook stove in 1963, construction of the back porch in 1972, window replacement and roof repair in 1977, re-roofing in 1981, and second floor remodeling in 2008. The building has undergone substantial alteration. Therefore, we recommend that it is not eligible for listing on the National Register.

### **675 Opal Street (Building 12)**

This is a one-and-one-half-story Beaux Arts–Classical Revival located on the west side of Opal Street, one-half block south of Campus Street (NW¼ NE¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). It is at the rear of the same lot as 455 Campus Street (Building 13) and has the same owner (Wallace Trust of Pullman). Originally a single-family dwelling, the house is now divided into two rental apartments for college students. The house is located on the south half of Lot 12 of Block 8 in Reaney’s Second Addition (Whitman County tax parcel 112350008120000). The address prior to 1972 was 1507 Opal Street.

According to Whitman County assessor records, this house was built in 1917. Rebecca Tapp owned another other house on the same lot (455 Campus) at this time, but it is unclear if she owned both houses. Both houses on Lot 12 were owned by Fred Welch in the 1950s and 1960s, and both are owned by the Wallace Trust today. Thus, the ownership histories of the two buildings are likely the same after 1917. When the house at 675 Opal was built, Tapp was renting 455 Campus to F. C. Forrest (see discussion of 455 Campus [Building 13]). Therefore, it is likely this second house on the lot was built as a rental rather than the residence of the owner. The 1949 Sanborn map uses the symbol “F,” meaning a Flat, i.e., a rental. On 11 September 1919, Tapp sold “lots 11, 12, blk 8, Reaney’s 2<sup>nd</sup> add” to James S. Klemgard for \$5,400 (*Pullman Herald*, 19 September 1919). Presumably this included both houses on Lot 12.

The house is built on a foundation of poured concrete and has an irregular ground plan that covers 1,306 square feet, although it is very nearly an “L” ground plan with intersecting gables. A front-facing gable opens over the primary (northeast) entrance, while a side-facing gable tops a rear segment of the building that stretches to the northwest. The eaves are closed and the roof is covered

with composite shingles. Each gable has a chimney made from stretcher bond masonry. The building is clad in clapboard.

The front entrance is located on the east half of the northeast elevation (Figure 42a). The partially enclosed front porch faces Campus Street, but the front door opens onto Opal Street. The porch covers the left two-thirds of the front façade. A half-wall encloses the porch, and it appears that windows or screens once wrapped around the porch. Wood mullions remain, although one appears to be missing. Front-facing wood stairs lead to the porch entryway, and the floor of the porch is simple wood planking. Under the low hip roof of the porch are three single-hung windows, two of which are paired and separated by a wood mullion. The single-leaf front door faces the southeast and opens into the fully enclosed portion of the front elevation to the right of the porch. Most of the door, which features a light on top and a panel on the bottom, appears to be original though the hardware has been replaced. There is also a light above the transom. In the half-story above the porch, there is a horizontal sliding window. Moving to the right, along the northeast elevation, there is a single-hung window in the northwest-facing portion of the front segment of the building.

The northeast elevation of the west half of the building features three single-hung windows and a replacement single-leaf door that is the entrance into the second apartment (Figure 42b). The door has a gable hood supported by minimal brackets and front-facing wood stairs connecting the entrance to a poured concrete sidewalk that wraps around the northeast and northwest elevations. The northwest elevation of the rear part of the building features one single-hung window on the left side of the ground level and a horizontal sliding window in the upper half-story.

The west half of the southwest elevation features a replacement single-leaf door with gable hood supported by plain wood beams that connect to a wood stoop and side-facing wood stairs. The door is centered on the rear segment of the building, and is between a horizontal sliding window and a single-hung window. Centered in the roof of this rear segment is a small shed-roof dormer with a small single-hung window. The foundation of the southwest elevation contains a steel coal trap door under the wood stoop and farther to the right is a single-hung window. Moving to the right, on the short wall that faces southeast and connects with the front section of the building, there is a horizontal sliding window in the foundation and a single-hung window in the first level.

The east half of the southwest elevation features a single-hung window in the foundation. The first level has a replacement single-leaf door beneath a gable hood with minimal brackets. Side facing wood stairs lead to a wood stoop. The door is centered between a horizontal sliding window and a single-hung window. Under the gable in the upper half-story, there is a single-hung window.

The southeast elevation of the front part of the house, adjacent to Opal Street, features a horizontal sliding window and a small single-hung window in the foundation. A single-hung window is in the first level at the south end of the elevation. The north end of this elevation connects back with the partially-enclosed porch described at the beginning.

Although the original ground plan is intact and the clapboard cladding appears all original, there have been extensive replacements of the original windows and doors. Permitting records detailing alterations to the house are sparse. In 1963, a “gas receipt” for this house was issued to Fred Welch, but no other permitting records exist until 2009 when the house was re-roofed. The extensive alterations to the house lead us to recommend that it is not eligible for listing on the National Register of Historic Places.



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**Figure 42. 675 Opal Street: (a) northeast elevation, view to azimuth 260°; (b) three-quarter view of the northeast and northwest elevations, view to azimuth 155°.**

### Maiden Lane Building Descriptions

We inventoried ten properties on Maiden Lane (Figure 43). There is a modern apartment building complex that we did not inventory (Figure 44) and there are four properties where owners opted out (450, 505, 600, and 625 Maiden Lane).

#### 400 Maiden Lane, Pullman Harvest House (Building 32)

This is a one-story Colonial Revival built in 1919. It is located on the east side of Maiden Lane at its intersection with Maple Street (NW¼ NW¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). Originally a single-family dwelling, the house now serves as the Pullman Harvest House (a treatment center for substance addiction). The house is located on Lot 11 of Block 6 in Reaney's Third Addition (Whitman County tax parcel 112400001110002). It is on the same lot as 410 Maiden Lane; both buildings are currently owned by the Palouse River Counseling Center. The address prior to 1972 was 1110 Maiden Lane.

The house was first occupied by William L. Greenawalt and family. W. L. Greenawalt operated a successful mercantile in Pullman called Greenawalt-Folgerserved and was involved with various Chamber of Commerce committees, especially the Good Roads committee. He also assisted in the formation of a local taxpayers league, the purpose of which was to advocate for lower taxes. The 30 June 1922 *Pullman Herald* reported the marriage of daughter Edyth to James Roberts "at the home of the bride's parents, Mr. and Mrs. W. L. Greenawalt, at 1110 Maiden Lane."

The duration of the Greenawalt's tenure is unknown, but the house was owned by Edwin and Edith Dumas by the 1950s. Edwin Allen Dumas (1910–1978) was the son of James L. Dumas, a pioneer of the Washington apple industry and superintendent of the Pullman public school system from 1904 to 1906. In 1940, Edwin married Edith Evangeline Chanslor (1913–2005) and soon thereafter began working for the Klemgard Pea Processing Company. It is not clear when they moved into the house at 400 Maiden Lane, but City permitting records indicate they resided there in 1954. In 1959, Dumas purchased the Washburn-Wilson Seed Company of Moscow, at one time one of the nation's largest seed companies, after that company filed for bankruptcy. The following year he purchased the Klemgard Pea Company and from these two acquisitions, he formed the Dumas Pea Seed Company. He was active in Pullman civic affairs and was at one time president of the Pullman Lions Club (*Spokane Daily Chronicle*, 17 October 1978). Today, one of the scholarships given to undergraduate students in the College of Liberal Arts at Washington State University is the Edith and Edwin Dumas Scholarship for Excellence. In 2006, the Palouse River Counseling Center assumed ownership of the house and was granted a conditional use permit to change the use of the building from single-family dwelling to Business Group B.

The house has a rectangular ground plan that covers 814 square feet. The roof is a bellcast hip with a boxed cornice and replacement wood under the eaves. It is covered with wood shakes. The walls are clad in concrete/asbestos shingles. There is a flagstone walk leading to brick steps at the front entrance. Part of the original steps are now covered by a ramp built after the building became Harvest House. There is a side-facing west stretcher-bond chimney.

The primary, northwest, elevation faces Maiden Lane (Figure 45a). The front porch is an umbrage with door detailing on both sides. Each door detail has six panels. On either side of the door detailing is column detailing, and there is a light on the west side of the umbrage. To the left of the door, there is a single-sash window with diamond panes. The window has seventeen lights, seven of which are full diamonds; ten are half. To the right of the door, there is a single-sash twelve-pane window. Both windows have decorative shutters and plain trim and slip sill. This is a replacement window installed after a fire in 2008.



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**Figure 43. The inventory area along Opal Street and Maiden Lane: (a) the Greystone Apartments at Opal Street and Maiden Lane (excluded property), view to azimuth 60°; (b) overview down the eastern side of Maiden Lane from Opal Street, view to azimuth 205°.**



**Figure 44. The modern Ridgeview Apartments at 422 Maiden Lane, view to azimuth 160°.**

The southwest elevation has a sandstone patio covered by a shed-roof fiberglass awning that extends from the elevation of the house to the wood fence that bounds the yard. The foundation level of this elevation contains a replacement metal door beneath a replacement light fixture. There is one two-sash window beneath the awning that has a metal grate covered in ivy. To the right of this, there is one two-sash horizontal sliding window with poured concrete slip sill and plain surround. This window is a replacement. There is a brick flower bed at the base of the wall, under the awning, that is in stretcher-bond and capped with concrete. The first story has one two-sash, double-hung window with plain trim, slip sill, and decorative shutters on both sides.

The southeast elevation fronts the back yard (Figure 45a). The yard is surrounded by a wood fence at the south and lattice at the north, and is completely covered with brick. Simple flower beds are incorporated into the brickwork. A spiral wood staircase leads from the back yard to a back door in the first story of the elevation. Most of the steps are original, but the wood shingle cladding on the southeast side of the staircase is a replacement.

The southeast elevation has a projection extending about eight feet from the main house. This projection is supported underneath by two metal support beams. In the foundation level, beneath the projection, there is a replacement metal door with a large light, plain trim, and original surround. There is also a two-sash window with plain trim, plain slip sill and a decorative shutter. There is a two-sash window with plain trim and diamond panes (seven full, ten half) at the left side of the elevation, on the main part of the house. To the right of this, on the southwest facing side of the projection, there is a single-sash window and back door. The window has plain trim, diamond panes (seven full, ten half), and original storm windows. The door is covered by a screen door that has four bottom panels and screen on top. The southeast elevation of the projection contains a single-sash window with plain trim and diamond panes (22 full, 16 half) and a two-sash window with plain trim. Both windows are covered by a plastic awning; the former retains its original storm window.



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**Figure 45. 400 Maiden Lane: (a) northwest elevation, view to azimuth 150°; (b) three-quarter view of the southeast and northeast elevations, view to azimuth 300°.**

In the foundation of the northeast elevation, there is an opening for a single-sash window with plain trim, but it is boarded with a vent projecting and a metal grate covering (Figure 45b). There also is a two-sash fixed window with plain trim and a metal grate covering. The first story contains two single-sash windows with plain trim, and plain slip sill; both have decorative shutters. To the right of this is a two-sash double-hung window with plain trim, slip sill, and decorative shutters.

A detached two-car garage is located behind the house. A shared driveway runs between this house and the house to the north (410 Maiden Lane) to the garage. City records indicate that Edwin Dumas and neighbor Lewis Magill (who resided at 410 Maiden Lane) made a joint building permit application to build a shared 20-x-30-ft. garage behind the two houses in June 1954. The garage has a low-hip roof covered with wood shakes; the walls are clad in concrete/asbestos shingles. The northwest elevation of the garage contains double overhead doors with molded trim. The southwest and northeast elevations each have a single two-sash fixed window with plain trim and slip sill. There is a metal gutter that wraps around the northwest elevation. The southeast elevation has no distinguishing architectural features.

A number of alterations have been made to the building exterior and interior through the years. These include slight changes to the ground plan, moderate changes to the cladding and windows, and extensive changes to the doors. Several major interior and exterior modifications were made to the house during the Dumas' period of residence. In March 1954, a permit was issued to E. A. Dumas for the removal of the front porch, inseting of the front door, widening of the front windows, partitioning and installing a bathroom, installing a built-in wardrobe, and pouring a concrete floor for one room of the basement. In 1972, a permit was issued for "lowering [the] window of back porch." A furnace permit was issued to Edith Dumas in 1982, and in 1987 the old cedar shakes on the roof were replaced with new shakes. In 2008, the house caught fire, which necessitated some major repairs. A permit to repair the windows, siding, and framing damaged by the fire was issued by the City in 2009. The house also received "acoustical treatment" and an exterior door was replacement. One of the most noticeable differences made during the 2009 repairs was the replacement of the original picture window on the front (northwest) elevation. The cladding at the rear of the southwest elevation also was replaced following the fire, however an effort was made to match the original cladding as near as possible (Mike Berney, Palouse River Counseling Center, personal communication 20 June 2013). Therefore, we recommend that this building is not eligible for listing on the National Register of Historic Places.

#### **410 Maiden Lane (Building 33)**

This is a one-and-one-half-story Tudor-Composite built in 1904. It is located on the east side of Maiden Lane at its intersection with Maple Street (NW¼ NW¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). This single-family dwelling is on Lot 11 of Block 6 in Reaney's Third Addition (Whitman County tax parcel 112400001110001). It is on the same lot as 400 Maiden Lane; both buildings are currently owned by the Palouse River Counseling Center. The address prior to 1972 was 1112 Maiden Lane.

The first owner of the house appears to have been John Matlock, who on a list of settlers who lived in Whitman County when it was founded in 1871 (*Pullman Herald*, 2 December 1921). He served as an enumerator for the 1910 census. In 1912, Matlock sold the house to Dr. Matthew J. Beistel for \$2,600 (*Pullman Herald*, 28 June 1912). Dr. Beistel, who had recently relocated to Pullman from Jerome, Idaho, was a physician/surgeon specializing in stomach and intestinal diseases. He also provided "special treatments to the eye, ear, nose, and throat (*Pullman Herald*, 2 March 1917)." In 1916, he purchased the home of Lewis Ringer on Grand Avenue and converted it into a hospital (the Northwest Sanitarium) that he operated until 1923 (Luedeking 2010:31).

By the 1950s, the house was owned by Lewis M. Magill. Magill and neighbor Edwin Dumas (the owner of 400 Maiden Lane, see above) made a joint building permit application to build a shared 20-x-30-ft. garage behind the two houses in June 1954 (this detached garage is described as part of the 400 Maiden Lane property; see Building 32). The house was owned by Cecilia Tierney in 1974. Edith Dumas, who still resided in neighboring 400 Maiden Lane, had taken over ownership of the house by 1987. In 2006, the Palouse River Counseling Center bought both Dumas houses.

This single-family dwelling has a rectangular ground plan with a small covered entryway on the left of the front elevation. There also appears to be two additions on the back elevation that follow the rectangular ground plan. The footprint covers 1,441 square feet. The dominant roofline is a high front-facing gable with wood shake covering and close eaves. The first addition has a low hip roof, which meets with the shed roof of the second addition. The roofs of the additions are covered in composite shingles and the foundations are poured concrete; the foundation of the original building is coursed dressed basalt. The walls are clad in replacement aluminum siding. A chimney is in the center of the building and is made of stretcher bond masonry.

The northwest elevation features a covered entryway that is projected from the primary elevation (Figure 46a, Figure 47). A poured concrete sidewalk leads to a cinderblock patio and single-leaf front door. The door has a small light in the top, and appears to be original, though some of the hardware has been replaced. Over the door is a medium-hip hood supported by simple brackets; light fixtures flank the door. The covered entryway has a high gable roof. To the right of the entryway on the first story are two single-hung windows (the top sash measuring about one-third of the bottom sash). The upper half-story contains a pair of single-hung windows separated by wood mullions. All windows feature minimal wood trim and plain wood sills.

The southwest elevation contains two two-sash windows with wood trim inset into the foundation of the original building (Figure 47). The foundation of the first addition contains a four-sash window, while the foundation of the second addition is fronted in clapboard. The first story of the original building has three single-hung windows, while the first addition has a small single-hung window. The second addition has a single-hung window.

On the southeast elevation, in the second addition, the foundation has been converted into living space (Figure 46b). The left side of the addition is fully enclosed and features a single-leaf door facing the northeast. The right side of the second addition foundation is open, and there is access to the foundation of the first addition through a single-leaf door with a light on top. To the left of the door are two single-sash windows. The first level of the second addition extends out over the open foundation and is supported on the right by simple wood pillars with a plastic or fiberglass meshing enclosing the end of the open foundation. On that first level there is a set of three single-hung windows separated by wood mullions and a pair of single-hung windows with wood mullion; over the sets of windows are fiberglass awnings. On the upper half-story of the original building there are two single-hung windows (one bigger than the other), and there is a vent under the open gable.

The northeast elevation features a large single-sash window in the foundation of the first addition, as well as a small two-sash window recessed into the stone foundation of the original building. One of the panes in this window has been replaced to accommodate a vent duct. There also appears to have been a second window in the foundation, but it is now boarded up. The first level of this elevation features a set of three single-hung windows with wood mullions in the first addition. In the original building, there is one large and one small single-hung window. In the roof of the primary structure, there is a front facing gable dormer with a single-hung window. This slope of the roof also contains two additional chimney pipes.



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Figure 46. 410 Maiden Lane: (a) northwest elevation, view to azimuth 120°; (b) southeast elevation, view to azimuth 330°.



**Figure 47. Three-quarter view of the northwest and southwest elevations at 410 Maiden Lane, view to azimuth 75°.**

Extensive changes have been made to the ground plan and cladding of this building. The windows and doors of the original part of the building appear to be intact. An undated application, probably dating from the 1960s based on the permit number, shows there was an alteration to part of the building measuring 14-x-9-ft. This is likely a reference to the alcove at the back door on the southeast elevation. In 1987, the cedar shakes were replaced and a new gas furnace was installed in 2009. Due to the extensive changes in the ground plan and roof, we recommend that this building is not eligible for listing on the National Register.

#### **430 Maiden Lane (Building 34)**

This two-story Arts and Crafts – Craftsman multi-family dwelling is located on the east side of Maiden Lane, three lots north of its intersection with Maple Street (NW¼ NW¼ of Section 5, T. 14 N., R. 45 E., Pullman quadrangle, 1:24,000, 1964/1975). The building is located on Lot 9 of Block 6 in Reaney’s Third Addition (Whitman County tax parcel 112400001090000). It is currently owned by Rebecah Mih and Franz Zach. The address prior to 1972 was 1202 Maiden Lane.

Whitman County assessor records indicate this house was built in 1908. The 1914 Pullman telephone directory lists S. G. Newell at this address. Mr. Newell was a partner in a real estate loan and insurance company named Carsen & Newell. He was also one of the Maiden Lane property owners that protested the proposed paving of Maiden Lane in 1914 (see Post-Contact Historic

Context). The Washington State College Campus Directory lists H. B. Clees as a resident at this address in 1917. Mrs. K. M. Gage lived here in 1920 (*Pullman Herald*, 11 June 1920). William C. Frederickson, a fireman at the college power plant, is listed in the 1942 campus directory as a resident. In 1971, the house was owned by E. C. Miller. By 1981, the house was owned by Walter Mih of Pullman. City records list Evergreen Housing (same address on Elm Street as Walter Mih) as owners in 1987. In 2009, a certificate of occupancy for a four-unit apartment building was issued to current owners Rebecah Mih and Franz Zach.

The house has an irregular ground plan that covers 3,192 square feet. The original ground plan is extensively altered by the construction of three additions. The primary or original building has a side-facing gable with projected eaves and horizontal plain planking beneath the open gable ends, which are supported by minimally decorated brackets. The roof lines of the three additions form a front-facing gable that adjoins the side-facing gable on the southeast slope. The roof over the first addition makes an allowance for a door on the second level, while the roof on the second addition makes an allowance for a set of windows on the second level. The entire roof is covered with composite asphalt shingles. There are two chimneys, one right of center with stretcher-bond brick work and a stove pipe top, and one partially deconstructed brick chimney in the front slope. There are numerous vents in the roof as well. The entire building is clad in replacement stucco; the original cladding was wood shingles, some of which are still visible beneath the eaves. The building has a poured concrete foundation that is designed to look like blocks.

The primary, northwest, elevation faces Maiden Lane (Figure 48a). The foundation of this elevation is not exposed. There are two front entrances on the first level, one on either corner that are recessed into the elevation to create covered front stoops. On the left, the replacement single-leaf door faces the northwest and features a single-hung window to the right. On the right, the replacement single-leaf door faces the southwest and has a single-hung window to the right. Each entryway has a small hip roof hood supported by simple brackets over the open porch that functions primarily as decoration. Each porch has a simple wood beam support at the corner. The porch on the left features a poured concrete stoop while the porch on the right features a wood plank stoop. Both are met by poured concrete sidewalks. Between the two entryways is a set of three windows separated by wood mullions. The middle window is a large single-hung window with a larger bottom sash, and it is flanked by narrow single-hung windows. The second story of this elevation features five single-hung windows, the three middle being adjoined by wood mullions.

On the southwest elevation, the additions are set back from the original structure by several feet (Figure 48b). In the foundation level of this elevation, there is one single-sash window in the primary building and two horizontal sliding windows in the second addition. There is a wing in the foundation on this elevation between the primary building and the first addition with a slight shed roof made of standing seam metal sheeting. In this wing, there is a large single-hung window with a larger sash on the bottom and one replacement single-leaf door.

The first story of the primary building has a pair of single-hung windows with mullion and a separate single-hung window. In the first addition, there is an enclosed porch that opens onto the wing's metal roof. The porch is comprised of a single-leaf door with nine lights, which faces the southwest, two eight-light windows and one four-light window facing southwest, and one eight-light and one four-light window facing southeast. The first story of the second addition contains two horizontal sliding windows and there is a replacement single-leaf door with a shed hood in the third addition.