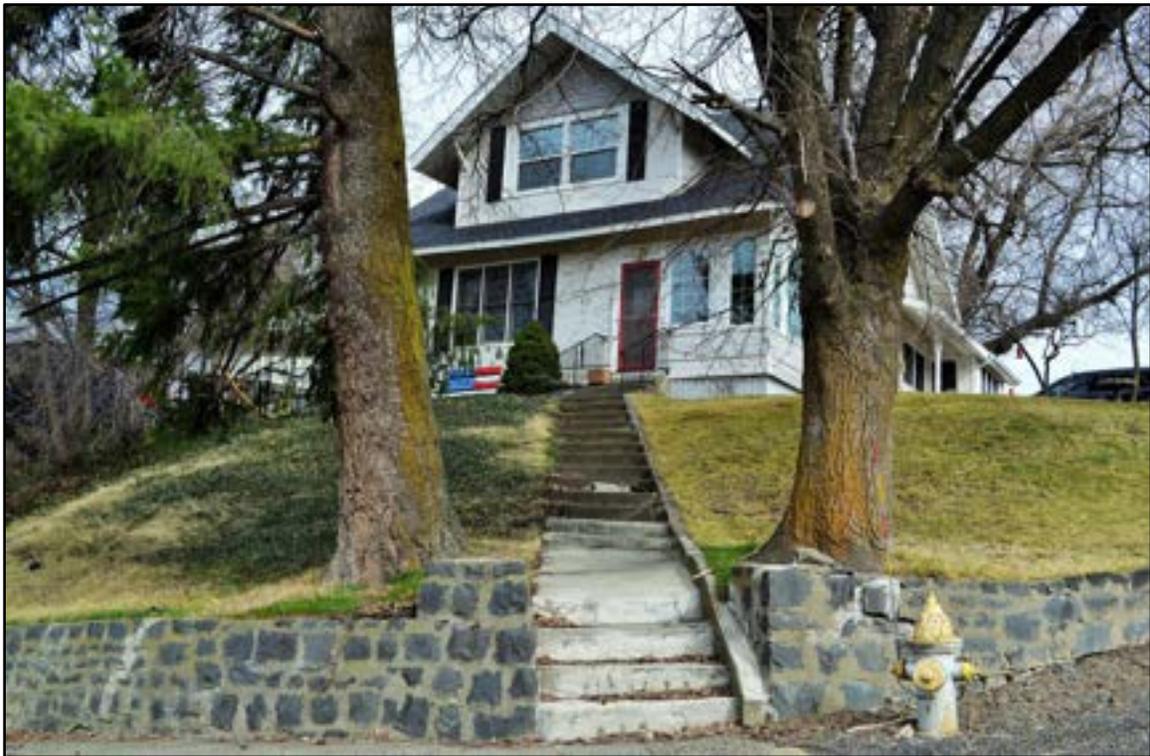


Reconnaissance and Intensive Level Built Environment Survey of the South Mill Street District

City of Colfax, Washington



AHA!

DAHP Project 2022-02-01064; AHA! Project 2021-007

July 31, 2022

Reconnaissance and Intensive Level Built Environment Survey of the South Mill Street District

City of Colfax, Washington

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CULTURAL RESOURCES REPORT COVER SHEET

Authors: Ann Sharley, Fran Hamilton, Claudia Rollins, Frank White, and Alex Otero

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DAHP Project #: 2022-02-01064

Date of Report: July 31, 2022

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ABSTRACT

The Washington Department of Archaeology and Historic Preservation (DAHP) awarded the City of Colfax a Certified Local Government (CLG) grant for reconnaissance level built environment survey of approximately 38 historical properties and intensive level survey of at least 10 historical properties within the South Mill Street district of Colfax. The City of Colfax contracted with Architectural History & Archaeology! LLC (AHA!) to conduct the survey and report the results, and Colfax Historic Preservation Commission members volunteered to assist by researching and writing histories of the 10 intensive level properties. During the fieldwork, completed during February and March 2022, 44 historical properties were inventoried – 28 residences, six apartment buildings, six commercial buildings, three churches, and one historical archaeological site, a building remnant. All of these properties date from the late nineteenth century to the mid-twentieth century, the City’s early development periods. Although most of the buildings have been altered through replacement of doors, windows, and other fabric and in some cases stylistic updates, nearly all remain clearly recognizable as historical. A number of the 44 historical properties had previously been recorded at a reconnaissance level and added to the State of Washington WISAARD database as Historic Property Inventory forms or nominated to the Washington Heritage Register. None of the properties had previously been placed on the National Register of Historic Places or the Colfax Register of Historic Places. All 44 historical properties were recorded or re-recorded during the present project, HPI forms were created or updated, and each property was evaluated for National Register of Historic Places and Colfax Register of Historic Places eligibility. Although only eight properties were recommended individually eligible for listing in the National Register of Historic Places (or had already been determined eligible), 39 were recommended as possible contributing elements in potential National Register of Historic Places historic districts, and 40 were recommended eligible for listing in the Colfax Register of Historic Places.

Cover photograph: Overview of Inventory Property #28 from Mill Street; view to the northeast.

ACKNOWLEDGEMENTS

Architectural History & Archaeology! LLC (AHA!) would like to thank the following individuals and organizations for assistance with this project:

Colfax City Administrator and Finance Director Chris Mathis and Colfax Deputy Clerk Amanda Link awarded and managed the contract and reviewed the report.

Colfax Historic Preservation Commission members Frank White, Claudia Rollins, Alex Otero, and Elizabeth James devoted their energy and creativity to making the project a success, including but certainly not limited to the following:

Elizabeth James wrote the project grant; assisted with selection of the intensive and reconnaissance level properties; organized and directed the public meeting summarizing the project; and reviewed the report.

Frank White assisted with selection of the intensive and reconnaissance level properties; conducted in-depth historical research; wrote portions of the report, including Appendix C sections on the history of Mill Street and Colfax street numbering systems; reviewed the report; and advised the consultant and other Commission members based on his vast knowledge of local history.

Claudia Rollins assisted with selection of the intensive and reconnaissance level properties; conducted in-depth historical research; wrote portions of the report, including the Appendix C intensive level property historic context statements, creatively presented as a Mill Street walking tour; served as the group's primary reader of historical cursive writing; and reviewed the report.

Alex Otero assisted with selection of the intensive and reconnaissance level properties; took preliminary photographs of the project properties; conducted personal interviews with knowledgeable local informants; spent countless hours locating historical materials and conducting in-depth research; and served as the Commission's liaison to the Whitman County Historical Society Archives.

Washington Department of Archaeology and Historic Preservation (DAHP) Certified Local Government Coordinator Michelle Thompson distributed funding, oversaw the project, and reviewed the report; while the National Park Service supplied the funding.

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

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INTRODUCTION

In late 2021 the City of Colfax contracted for inventory of approximately 48 historical properties along South Mill Street and in adjacent areas, a project funded with a Certified Local Government grant. This report provides a summary of the investigations, including descriptions of project methodology, results, and recommendations.

Project Background and Description

In 2021 the Washington Department of Archaeology and Historic Preservation (DAHP) awarded the City of Colfax (City) a grant for reconnaissance level inventory of approximately 38 historical properties and intensive level inventory of at least 10 additional historical properties within the City's South Mill Street district, an area roughly bounded by E. Spring Street on the north, the South Fork Palouse River on the south, S. Nixon Street on the east, and S. Main Street on the west, a portion of Section 14, Township 16 North, Range 43 East, Willamette Meridian (Figures 1 to 4). The City of Colfax and the Colfax Historic Preservation Commission selected the inventory area boundaries and the inventory properties.

The project was funded with federal monies from the National Park Service, disbursed by the Washington DAHP as a Certified Local Government (CLG) grant. Because of the funding source and oversight, this project was conducted in compliance with DAHP's survey and reporting directives (DAHP 2022), which are based on guidelines in the National Historic Preservation Act (NHPA) of 1966, as amended (36CFR800.1, 36CFR800.16).



Figure 1. Overview of, left to right, Inventory Properties #1, #2, and #3 from Mill Street; view to the southeast.

The NHPA defines historic properties as those listed in, or eligible for listing in, the National Register of Historic Places (NRHP), resources that may include buildings or structures, historical objects, archaeological sites, and places of traditional cultural value. Properties eligible for listing in the NRHP must generally be 50 or more years of age, possess an acceptable degree of physical integrity, and meet at least one of four criteria of historic significance (National Park Service 1997:2). These criteria designate as significant those resources:

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

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

Criterion C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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

The Colfax Register of Historic Places has similar requirements for designation of historic properties. According to the City of Colfax Municipal Code, Title 15, Chapter 15.52 (City of Colfax 2022), a “building, structure, site, or object may be designated for inclusion in the Colfax Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community; is at least 50 years old, or is of lesser age and has exceptional importance; and falls in at least one of the following categories:”

1. Is associated with events that have made a significant contribution to national, state, or local history.
2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction.
3. Is the work of a designer, builder, or architect significant in national, state or local history.
4. Exemplifies or reflects special elements of Colfax’s cultural, economic, political, aesthetic, engineering, or architectural history.
5. Is associated with the lives of persons significant in national, state, or local history.
6. Has yielded or is likely to yield important archaeological information.
7. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
8. Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person.
9. Is a reconstructed building that has been executed in an historically accurate manner on the original site.

The City of Colfax contracted with Architectural History & Archaeology! LLC (AHA!) of Spokane Valley for built environment assessment of the selected inventory properties. All phases of the project, except as noted below, were conducted by the Principal Investigator, AHA! Senior Architectural Historian Ann Sharley, M.A., a professional who exceeds the Secretary of the Interior’s Professional Qualifications Standards for Architectural History as detailed in 36 CFR 61; AHA! Senior Archaeologist Fran Hamilton, M.A., assisted the project as needed. Colfax Historic Preservation Commission members Frank White, Claudia Rollins, and Alex Otero independently researched and wrote a history of South Mill Street and historic context statements for the 10 intensive level properties, important parts of this built environment study.

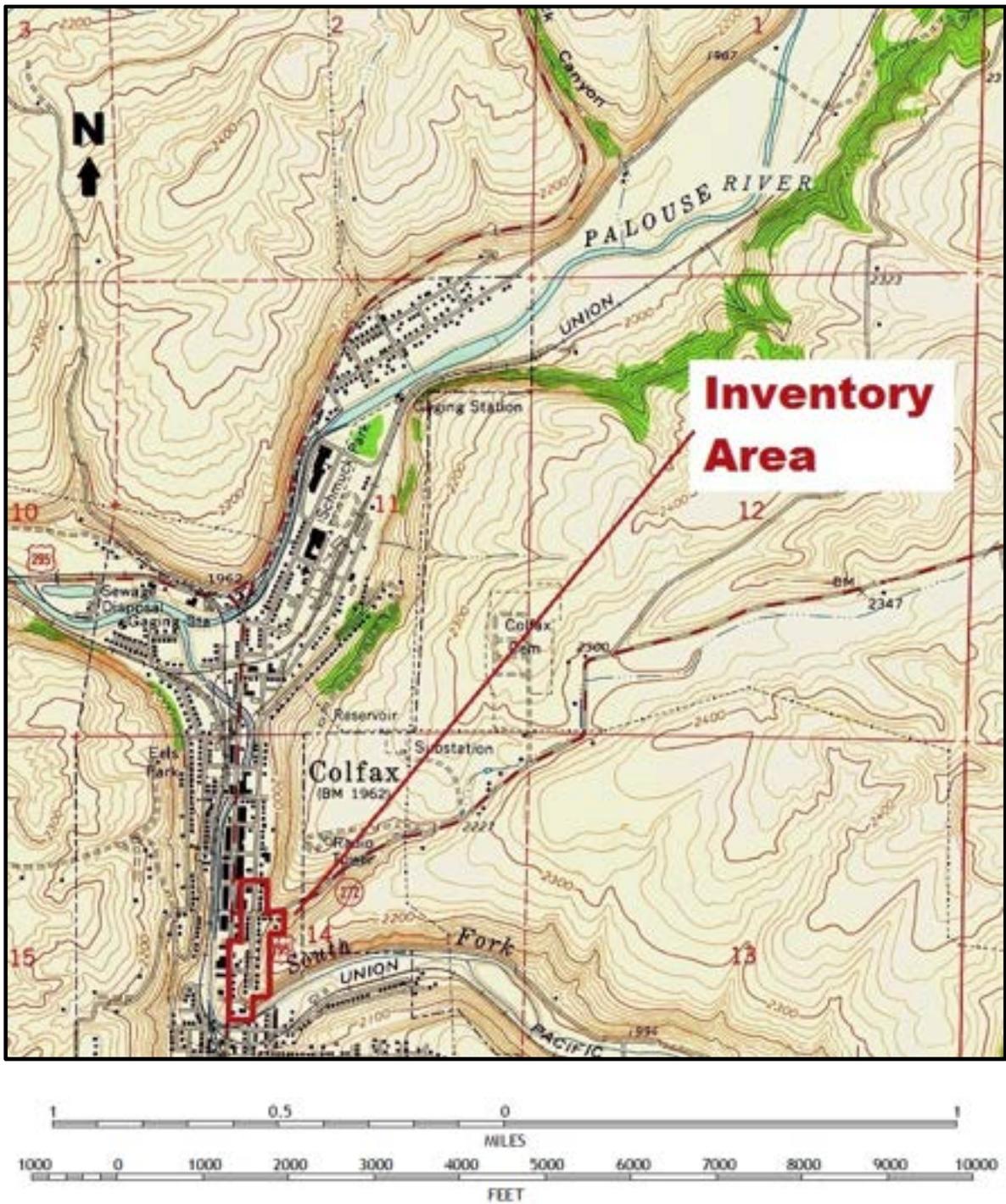


Figure 2. Inventory area boundary marked in red (adapted from Colfax North, Wash., USGS 7.5' quadrangle, 1964).



Figure 3. Properties in the northern portion of the inventory area, from Stevens Street north, with project boundary shown in red and property numbers assigned during the project (adapted from Google Earth aerial photograph, 2015). An “M” prefix indicates a modern building.



Figure 4. Properties in the southern portion of the inventory area, from Stevens Street south, with project boundary shown in red and property numbers assigned during the project (adapted from Google Earth aerial photograph, 2015). An “M” prefix indicates a modern building.

RESEARCH DESIGN

Standard architectural history methods, adapted to the project objectives and observed conditions, were utilized in completing this reconnaissance/intensive level built environment survey. The project was conducted in accordance with Washington Department of Archaeology and Historic Preservation (DAHP) and U.S. Department of the Interior National Park Service directives and guidance.

Objectives

The City of Colfax, as a Certified Local Government (CLG), qualifies for technical and financial assistance for its historic preservation activities. The present reconnaissance level inventory of 34 buildings and intensive level inventory of 10 additional historical properties within the South Mill Street district is part of the City's on-going effort to assess and document historic areas of the community. The City qualified for CLG designation some years ago and the present survey is the City's third DAHP-sponsored built environment study. Information regarding historical built environment resources within the City will assist municipal agencies in planning for future development, educating the public about the city's past, and promoting local tourism. The present project will also provide needed information should landowners wish to list their historical properties on the Colfax Register of Historic Places or on the National Register of Historic Places.



Figure 5. Overview of Inventory Property #11, left, and Inventory Property #12, right, from Mill Street; view to the southeast.

Methodology

The Colfax Historic Preservation Commission, in consultation with City of Colfax representatives, selected the 44 inventory properties and determined which would be inventoried at the reconnaissance level and which would be inventoried at the intensive level. Intensive level properties were selected based on known or suspected historical or architectural significance. Following receipt of the property list, AHA! met with the Commission and City representatives virtually via Zoom to discuss the project. Additional questions that came up as the project progressed were dealt with through email or telephone communication with City and Commission contacts.

Prior to the fieldwork, AHA!’s professional Architectural Historian accessed the Whitman County Assessor’s online TaxSifter property records database to determine correct addresses, tax parcel numbers, and other information needed for completion of Washington Historic Property Inventory (HPI) forms for inventory properties. As agreed with the City of Colfax, built environment features 50 or more years of age were defined as historical for the purpose of the survey – this criterion was modified slightly during the project when several buildings were found to be less than, but nearly, 50 years old. AHA! collected additional historical information regarding the inventory area from the General Land Office (GLO) plat map and other historical maps, Bureau of Land Management (BLM) land patent records, and historic accounts for the area.

The AHA! Architectural Historian reviewed DAHP’s Washington Information System for Architectural and Archaeological Records Data (WISAARD) database for previous built environment surveys and previously recorded built environment features within the inventory area. Two historical buildings surveys intersected the present project: A 1986 Colfax Main Street Historic District inventory and nomination, completed by the Washington State University School of Architecture, included the present project’s Inventory Properties #6 and #7 along Mill Street (Matthews et al. 1986) and a 2007 built environment survey included the present project’s Inventory Properties #37 to #43 along Main Street (Yeomans and Colfax Historic Preservation Commission 2007). Following the 1986 survey, the Colfax Main Street Historic District was listed in the Washington Heritage Register at the local level of significance (Washington State Advisory Council on Historic Preservation 1986), while no eligibility determinations followed the 2007 inventory. In 2011 a cultural resources survey was conducted along Mill Street prior to road reconstruction, and the present Inventory Properties #1, #3, and #5 were recorded at the reconnaissance level. Of these buildings, the DAHP determined #5, the First Methodist Episcopal Church, eligible for listing on the National Register of Historic Places (NRHP) and #1 and #3 not eligible for NRHP listing (Harder et al. 2011). During these three investigations, the evaluated buildings were recorded at a reconnaissance level. AHA! also checked with the Colfax CLG for properties previously listed on the Colfax Register of Historic Places – no present inventory properties had previously been listed. Information regarding previous documentation of inventory properties is summarized in the following table.

Table 1. Previous Documentation of Current Inventory Properties.

Inventory Property Number	Property Name	Property Address	Documentation Type*	Documentation Date	Reference**
1	Christian Church / Church of Christ	100 N. Mill	HPI form	2011	Creighton 2011a
3	House	103 S. Mill	HPI form	2011	Creighton 2011b
5	First Methodist Episcopal Church	109 S. Mill	HPI form	2011	Creighton 2011c
6	Roxy Theater, Rose Theater	105 E. Canyon	WHR nomination – contributing element of historic district	1986	Matthews et al. 1986
7	Copeland Apartments	112 E. Spring	WHR nomination – contributing element of historic district	1986	Matthews et al. 1986

Inventory Property Number	Property Name	Property Address	Documentation Type*	Documentation Date	Reference**
37	Porter House; Roberts Lodging House	319 S. Main	HPI form	2007	Yeomans 2007a
38	Plymouth Congregational Church	321 S. Main	HPI form	2007	Yeomans 2007b
39	Commercial Building	401 S. Main	HPI form	2007	Yeomans 2007c
40	House	411 S. Main	HPI form	2007	Yeomans 2007d
41	Good-Reid- Moore House	413 S. Main	HPI form	2007	Yeomans 2007e
42	Commercial Building	415 S. Main	HPI form	2007	Yeomans 2007f
43	Lincoln First Federal Savings and Loan	505 S. Main	HPI form	2007	Yeomans 2007g

*WHR = Washington Heritage Register, HPI = Historic Property Inventory.

**Full reference citations will be found in the “References Consulted” section of this report.

The AHA! Architectural Historian then completed the reconnaissance/intensive level field survey, as defined in DAHP’s 2022 “Washington State Standards for Cultural Resource Reporting” (DAHP 2022), for all built environment properties within the inventory area. During the survey, conducted February 19 and 20 and March 4, 5, 6, 11, 14, 16, 17, 18, and 26, 2022, the Architectural Historian visited all inventory properties, verified the building ages, and identified additional historical buildings within the survey boundaries not initially included in the inventory list. The properties were recorded from the exterior, as visible from public streets, sidewalks, and alleyways, with field notes and high resolution digital photographs, and all visible sides were documented. Each recorded property was assigned a project number and its location marked on an aerial photograph (Figures 3 and 4).

In-depth historical research for the 10 intensive level historical properties was independently conducted, written, and compiled by local historians serving on the Colfax Historic Preservation Commission: Claudia Rollins, Frank White, and Alex Otero (Appendix C). The other 34 properties were inventoried at the reconnaissance level, for which in-depth historical research is not required. Sources consulted by the Historic Preservation Commission research team included the following:

- Sanborn fire insurance maps
- Dakin maps, <https://digital.library.manoa.hawaii.edu/items/show/23620>
- U S Census from Department of Commerce
- Find-a-Grave
- For researching online newspapers: <https://chroniclingamerica.loc.gov/>
- Washington Digital Newspapers
- Polk Directories
- The Roy Chatters Newspaper and Ink Museum, Palouse, Washington
- Whitman County Library Rural Heritage photograph collection
- Historical telephone directories

Due to closures associated with both the COVID-19 pandemic and extensive remodeling of the Whitman County Courthouse, access to many research sources was limited. In addition, at the time of the project the searchable online newspaper database Newspapers.com only contained the *Colfax Gazette* from 1900 to early 1912.

Following the fieldwork, the Architectural Historian completed a reconnaissance level Washington HPI form for each recorded reconnaissance level property and an intensive level HPI/archaeological form for each recorded intensive level property (Appendix C, Appendix D). The forms were completed following guidelines in DAHP’s “Washington State Standards for Cultural Resource Reporting” (DAHP 2022) and various WISAARD training seminars and documents. These forms, completed in the WISAARD database, included architectural descriptions, architectural styles, construction dates, photographs, map locations, and National Register of Historic Places and Colfax Register of Historic Places eligibility recommendations. Intensive level forms also addressed each property’s history, as the information was available. The number assigned each historical property during the field survey was included in the HPI/archaeological form following “CS” [Colfax Survey] at the end of the field number. Following client and DAHP review and approval, the inventory forms were submitted electronically to DAHP through the WISAARD database.

The Architectural Historian summarized the project research and fieldwork in this professional survey report and, following client and DAHP review and approval, submitted it electronically to DAHP through the WISAARD database. Following the project, the City of Colfax, Colfax Historic Preservation Commission, and AHA! Architectural Historian developed a presentation summarizing the project results and presented it at a public meeting in Colfax.

Expectations

Based on pre-field research, development of the project vicinity began in the late nineteenth and early twentieth centuries as the area was platted and developed for commercial and residential use. Although most inventory area buildings were expected to date to that time period, Assessor’s records indicated that a number of buildings had been constructed in the mid-twentieth century or the modern period. Since most buildings have been in continuous use since their construction, in many cases well over 100 years, alterations and upgrades were expected. Although the City of Colfax estimated approximately 48 historical properties within the inventory area, the actual number was 44.

Area Surveyed

The entire inventory area, as defined in the “Project Background and Description” section of this report, was surveyed for built environment resources (Figures 2 to 4).

HISTORIC CONTEXT

Knowledge of the people who have lived in an area, as well as their cultures and lifestyles, forms the basis for interpretation of extant built environment resources. A brief history of the inventory area and the surrounding region follows.

Historical Development

Pre-European Contact Period

The present inventory area lies within the Columbia Plateau of eastern Washington, a region with an archaeologically documented human history stretching back at least 11,000 years (Ames et al. 1998; Chatters and Pokotylo 1998:73). At the time of European contact, the present Colfax vicinity formed an upland portion of the Palus people’s traditional territory, near lands traditionally associated with native

Coeur d'Alene and Spokane peoples (Ray 1936:103; Spier 1936:43; Sprague 1998:352). The Palus employed a settlement and subsistence pattern characterized by winter residence in permanent streamside villages, generally along the Snake River, and travel to favored resource collection areas along major streams and in the uplands during warmer seasons as fish, game, and edible roots became available (Sprague 1998:352-355).

Historical Period

Initially most Euro-American immigrants settled south of the Columbia River in present-day Oregon, but by the 1850s and 1860s most arable land in that area had been claimed. In 1867, in response to new settlers' demands for land, a reservation was set aside for Native American people living in the area between Union Flat Creek and the Spokane River as well in adjacent parts of Idaho, an area that would later include the town of Colfax; this reservation, however, was never finalized. In 1873 the Coeur d'Alene Indian Reservation was established by Executive Order for Native American people living in the previously designated area (Royce 1899:868, 869, Plate CLXVII). Many Palus people, however, saw no reason to move to reservations and continued to live in the more remote portions of their traditional lands (Trafzer and Scheurman 1986).

Euro-Americans first settled areas close to Walla Walla, the regional supply and transportation center, but by the 1870s settlement had expanded north into the Palouse country. In the summer and fall of 1869 several families located along Union Flat Creek, the first permanent Euro-American settlers in the area (Gilbert 1882:433; Meinig 1968:243, 245). The following year, James A. Perkins and Thomas J. Smith selected lands at the forks of the Palouse River, the future site of Colfax, and together began to build a cabin. Smith soon left for Union Flat, however, and his claim was taken over by A. C. Harris, who also soon moved on. James Perkins believed the Palouse forks would be an ideal location for a city, and in 1871 convinced his friend Hezekiah S. Hollingsworth of Waitsburg to take the Harris claim (LaFollette ca. 1956:1, 2). That same year Perkins and Hollingsworth joined wealthy businessman and regional promoter Anderson Cox in construction of a small sawmill at the forks – the first commercial enterprise in the area – and the availability of lumber attracted even more settlers to the region (Erickson 1981:37, 226; LaFollette ca. 1956:2; Swanson 1958:13; Frank White, local historian, personal email communication 2017).



Figure 6. Project vicinity in 1872 as shown on the General Land Office official plat. Note the town of Colfax in the Northwest Quarter of Section 14, with the Perkins residence and Mill just to the north (General Land Office [GLO] 1873).

Perkins called the new settlement Belleville, probably after his hometown of Belle Plains, Illinois, although Perkins' wife is said to have attributed the name, presumably tongue-in-cheek, to an earlier girlfriend (Erickson 1981:37; Kjack 1998:28). When the town was platted on the Hezekiah S. Hollingsworth cash entry claim in 1872, it was renamed Colfax, in honor of Schuyler Colfax, then vice-president of the United States (Bureau of Land Management [BLM] 2017; General Land Office [GLO] 1872, 1873; Gilbert 1882:439; LaFollette ca. 1956:3; Meany 1923:52). Over the next few years two stores were opened in Colfax, as well as a flour mill, school, hotel, and post office (Gilbert 1882:439; Kingston 1934:10; LaFollette ca. 1956:3). Anderson Cox is credited with successfully lobbying the Washington territorial legislature to approve a territorial road, which was surveyed in 1872 and subsequently constructed from Walla Walla to Spokane via Colfax, greatly improving access into the region (Freeman 1954:128; Gilbert 1882:433; Kingston 1981:253-256; LaFollette ca. 1956:3).

The first settlers in the Palouse region selected homes along streams where water and wood were plentiful. These low-lying areas were perceived as good farmland, while the surrounding bunchgrass-covered hills were viewed only as rangeland, suitable for stock grazing. The more desirable valley bottoms were rapidly claimed, however, forcing new settlers to take land in the hills and much to the immigrants' astonishment the hill country proved to be even richer farmland than the valleys. By the late 1870s native bunchgrass was accepted as an indicator of rich Palouse wheat lands (Meinig 1968:246, 264, 265; Prevost 1985:8, 11, 12).



Figure 7. Threshing wheat near Colfax in the early 20th century (courtesy Ann Sharley collection).

In 1876 the first wheat was shipped down the Snake and Columbia rivers to Portland, Oregon, and by the end of the 1880s most farmland in the region had been claimed (Colfax Chamber of Commerce ca. 1955; Erickson 1985:xiii; Meinig 1968:247). Rural farm families looked to Colfax for goods and services and the town became a regional supply and transportation center, as well as the Whitman County seat (Gilbert 1882:434, 439; Kingston 1934:6). Industrial facilities in Colfax provided products difficult to transport into frontier communities, including cast iron architectural detailing, beer, and brick (Kirk and Alexander 1990:190; Sanborn Map Company 1884). The importance of the town increased in 1883 with arrival of

the Union Pacific's Columbia and Palouse railroad, connecting the community with national population centers and facilitating transport of local agricultural products to national markets (Cheever 1949:23, 117; Erickson 1981:52; West 1974:3, 4).



Figure 8. Early 20th century post card of Main Street; view to the south. The Fraternity Block with its original tower is visible at the right (courtesy of Ann Sharley collection).

The original town of Colfax was centered in the present downtown area, from about Island Street to Stevens (originally Brewery) Street. As the town grew, the business district expanded to the north and south and residential areas filled the valley margins (Sanborn Map Company, various dates). The original town, confined within the narrow South Fork Palouse River valley, developed with only two major streets, Main Street as the primary thoroughfare and Mill Street as a secondary route one block to the east (Colfax Gazette 1904, 1910a).

The present project area – the South Mill Street district of Colfax – was named for the lumber and flour mills that operated at the north end of town from the 1870s through the 1950s (White 2022). In time Mill Street was extended to the south bordered primarily by residential neighborhoods, mixed with commercial buildings in areas adjoining the downtown commercial core. James R. Good, a prominent Colfax building contractor during the late nineteenth and early twentieth centuries, constructed many buildings in the South Mill Street district, and the area was called Good's Hill, apparently in his honor (Sanborn Map Company, various dates; Frank White, prominent local historian, personal communication 2022; Good's Hill post card, held by Whitman County Library Rural Heritage, WCL0691).

As fine homes were built along northern Mill Street at the turn of the twentieth century, the residents mounted a campaign to ban hitching and feeding of horse teams along the road and adjacent side streets, a practice particularly common on Saturdays when farm families came to town to shop and conduct business. Newspaper accounts from the period record congestion on Mill Street regularly blocking traffic as far south as Canyon Street. Mill Street at the time was unpaved with intermittent wooden sidewalks and several months of the year the route was covered in deep mud. Leaking sewer pipes under the street and roaming herds of cattle and horses added to the unpleasantness. Over time the city addressed the Mill Street problems. By 1905 the city had purchased a large lot where visitors could hitch and care for their horses. That same year grading of Mill Street's southern extension was begun in the area of Rock and Golgotha streets, an effort halted when landowners protested loss of access due to the grade change. In

early 1910 half of the residents along northern Mill Street petitioned the city council to macadamize (pave) the road from Park Street in the north to Canyon Street in the south. This effort, however, was delayed by a devastating flood in March of that year that inundated Main and Mill streets as far south as Canyon Street. Although both Main and Mill streets were affected by the flooding, Main remained impassable for months while Mill served as a detour route. By August 1911 the Mill Street improvements had again come to the fore and, with the city council's approval, bitulithic pavement was being laid and concrete curbs and gutters constructed between Park and Canyon streets, as well as on side streets connecting Mill with Main. As part of the project, a drain pipe was installed in Canyon Street to address the seasonal flooding. The Mill Street improvement project cost \$35,587.40, financed with special assessments on adjacent landowners and local improvement bonds. Shortly after completion of the northern Mill Street project, the city council began to consider grading and improvement of Mill Street south of Canyon. The work apparently followed soon after, evidenced today by the concentration of Craftsman bungalows in the area (Colfax Gazette 1901, 1902a, 1902b, 1903a, 1903b, 1905a, 1905b, 1905c, 1909, 1910b, 1910c, 1911a, 1911b, 1911c, 1911d, 1911e, 1911f; Sanborn Map Company, various dates).

As with most early communities, Colfax experienced several catastrophic fires – in 1881, 1882, and 1891 – each of which destroyed large portions of the downtown commercial core. Reconstruction after these disasters was, when possible, accomplished in brick (Gilbert 1882:440, 441; Scheuerman 2003:97). Devastating floods periodically surged through the downtown area during spring runoff and roared down the Canyon Street side drainage. Channelization of the Palouse River in the 1960s, as well as concrete ditching of the Canyon Street channel, alleviated the worst of these disastrous events, improvements celebrated by the community until quite recently as the annual Concrete River Festival (Erickson 1985:xiii; Rural Communities Design Initiative n.d.; Work Projects Administration 1941:425).



Figure 9. 1913 photograph of southern Colfax and Good's Hill. The present South Mill Street district is in the center, with the Canyon Street drainage clearly visible in upper center; view to the northeast (courtesy of Whitman County Historical Society Archives).

SURVEY RESULTS AND ANALYSIS

This section summarizes the results of the City of Colfax reconnaissance/intensive level inventory. In addition to the text below, a list of project buildings is included in Appendix A and a summary of project architectural styles is included in Appendix B. Appendix C (detached) contains a document, researched and written by Colfax Historic Preservation Commission members Frank White, Claudia Rollins, and Alex Otero, addressing the history of South Main Street and providing historic contexts for the 10 intensive level properties, presented as a historical walking tour. Project Historic Property Inventory (HPI) and archaeological forms are included in Appendix D (detached). Numbers assigned to the inventory properties during the project, included in the HPI/archaeological forms as the last digits in the field number, allow the reader to locate the various historical properties in the report appendices and on the Figure 3 and 4 maps.

Survey Overview

The inventory area is situated along the eastern and southern margins of the Colfax central business district, which borders the now channelized South Fork Palouse River as it flows through a narrow north-south valley. Steep walls confine the valley, vertical basalt cliffs and abrupt hillsides to the east and terraced slopes to the west. The current inventory area occupies the lower eastern valley slopes and the channelized river, which turns to the east at the south end of downtown Colfax, bounds the inventory area on the south.

During this reconnaissance/intensive level survey, 44 historical buildings were recorded within the Colfax South Mill Street district – 28 residences, six apartment buildings, six commercial buildings, three churches, and one historical archaeological site, a building remnant (Appendix A, Figures 3 and 4). The inventory area is a residential-commercial section of Colfax that developed along Mill Street, a secondary north-south transportation corridor, and a portion of southern Main Street, the city's principal thoroughfare, in the 1880s to 1940s period, during the town's early development phases. Most project buildings were constructed during this period, although several were built later as new buildings replaced earlier structures or filled empty lots. Commercial buildings occur in areas of the project closest to the central business district, while residences occupy areas farther from the commercial core.



Figure 10. Overview of the South Mill Street district, photo center, with the Canyon Street drainage visible in upper left center; view to the northeast.

Unlike in the adjacent central business district, all inventory area buildings are free-standing. Houses and commercial buildings are one or two stories in height and most have a basement. Due to the sloping terrain, the upslope portion of most buildings is at ground level, while the basement is partially or fully exposed on the downslope side. Residences are generally small wood frame buildings, many with detached wood frame or concrete garages, while small integral garages are common in mid-century homes. The modest size of most houses, as well as the presence of boarding houses, is evidence of a working class neighborhood, and proximity to the commercial core allowed residents to walk to work. Commercial buildings are flat-roofed masonry structures, the older buildings featuring plate glass storefronts on the first level and residential space on the second level and more recent buildings designed exclusively as business venues. Several single family residences have now been divided into apartments, while other buildings were constructed as multiple family dwellings. Residential and commercial buildings in the area have been regularly updated over the years, resulting in modern replacement windows, doors, and siding, enclosed porches, and rear additions. Most buildings face Mill Street or Main Street and concrete sidewalks border most lots, particularly those close to the commercial core. Today nearly all buildings are occupied and the area appears to be prosperous and flourishing.

Streets in the project are a paved grid closely oriented to the cardinal directions and, with the exception of Main Street, a heavily traveled segment of U.S. 195, all roads are relatively quiet. North-south alleys divide the blocks between Mill and Main streets and residential garages in this area are generally sited behind the houses adjacent to the alley. The valley wall rises steeply to the east and many houses upslope from Mill Street were – and some still are – accessed by long steep pedestrian stairways, while garages were built behind the houses, accessed from the higher Nixon Street (Sanborn Map Company, various years).

Relatively little modern infill has occurred in the inventory area. Only two buildings are of modern construction, both built on a modest scale that fits well with surrounding historical buildings. One deteriorated building was recently removed and replaced with surface parking.



Figure 11. Overview of Inventory Properties #31, right, and #30, left, from Mill Street; view to the southwest.

Although all inventory properties in the project are of interest, properties of particular note include the following:

- A 1921 church constructed in the Gothic Revival style architectural style (Inventory Property #5) (Figure 12).
- A 1935 theater built in the Art Deco architectural style (Inventory Property #6) (Figure 13).
- A large 1911 brick masonry commercial building with the Copeland Apartments on the second floor (Inventory Property #7) (Figure 14).
- Colfax's first hospital, opened in 1889, built ca. 1888 as a boarding house (Inventory Property #11) (Figure 15).
- An 1885 home, converted to a lodging house around 1910 (Inventory Property #37) (Figure 16).
- A 1914 high style Craftsman bungalow with Japanese design elements (Inventory Property #41) (Figure 17).



Figure 12. 1921 Gothic Revival church (Inventory Property #5, 109 S. Mill St.); view to the northeast.



Figure 13. 1935 Art Deco theater (Inventory Property #6, 105 E. Canyon St.); view to the north.



Figure 14. 1911 commercial building, Copeland Apartments (Inventory Property #7, 112 E. Spring St.); view to the southwest.



Figure 15. 1889 hospital building (Inventory Property #11, 205 S. Mill St.); view to the southeast.



Figure 16. 1885 home, converted ca. 1910 to a lodging house (Inventory Property #37, 319 S. Main St.); view to the southeast.



Figure 17. 1914 Craftsman bungalow with Japanese design elements (Inventory Property #41, 413 S. Main St.); view to the southeast.

Architectural Styles

American architectural styles, represented by ornamental detailing, changed regularly during the nineteenth and twentieth centuries, driven by changes in popular taste, technological advances, and historical trends. Styles in areas far from national population centers often persisted longer than in major urban areas and styles used for commercial and ecclesiastical architecture generally changed more slowly than those employed for residential construction. All 44 properties in the present inventory were built in, or in some cases updated to, architectural styles or forms used throughout the nation during the 1880s through 1970s period, generally simple vernacular expressions of common styles. Architectural styles observed in the present project are summarized in Appendix B, followed by brief discussions of the various design traditions.

Most buildings in the present project have been updated, sometimes leaving the original style uncertain. Frequently only the first level of a two-story building was remodeled, leaving original stylistic detailing intact on the upper level. When assessing these buildings' levels of physical integrity, one must bear in mind that building improvements and stylistic updates represent upgrades that can only occur within the context of a healthy, thriving economy.

Evaluation of Historic Significance

All 44 inventoried properties were evaluated for National Register of Historic Places eligibility, with each property considered both individually and as a contributing element in a potential NRHP historic district. Since the greater part of the project was conducted at the reconnaissance level – a level of inventory that includes little historical research – most properties were evaluated only under NRHP Criterion C, for their architectural merit, which is usually readily observed. Other criteria – Criterion A, for association with historically important events or trends; Criterion B, for association with historically prominent persons; and Criterion D, for the ability to provide important archaeological or historical information – were generally considered only for the 10 intensive level properties.

In order to qualify for NRHP listing, a property must not only possess historical significance, but must also retain sufficient integrity – of location, design, setting, materials, workmanship, feeling, and association – to convey its historical significance. As is typical of prosperous communities, most of the

present inventory properties have been altered through replacement of doors, windows, and other fabric and many have undergone stylistic updates. Despite these changes, most historical properties in the present project retain sufficient integrity to remain readily recognizable as historical buildings and, in some cases, replacement fabric is over 50 years old and has become historical in its own right.

Although integrity requirements for individual listing on the NRHP are quite stringent, more leniency is generally employed when identifying resources that can contribute to the NRHP eligibility of a historic district. More leniency is generally also employed when nominating a resource under Criterion A, B, or D, rather than under Criterion C, although integrity must still be sufficient for the property to visually convey its historic significance.

In keeping with standard evaluation procedures, inventory properties in the present project were recommended individually eligible for NRHP listing under Criterion C if they retain most of their original form and fabric, particularly on the main (front) façade. Inventory properties retaining only a moderate amount of historical form and fabric on the main façade, although not recommended individually eligible under Criterion C, could potentially contribute to the NRHP eligibility of a historic district should one be identified in the area or may qualify individually under other criteria. Although only eight inventory properties in the current project were recommended individually eligible for listing in the National Register of Historic Places, 39 would likely qualify as contributing elements in a NRHP historic district (including properties already listed in a Washington Heritage Register/WHR historic district). See Appendix A and Appendix D for individual building's NRHP eligibility recommendations.

The eligibility of each of the 44 inventory properties for listing in the Colfax Register of Historic Places (CRHP) was also evaluated. Resources eligible for the Colfax Register of Historic Places must meet at least one of the nine Colfax Register criteria, listed on page 2 of this report. Integrity requirements for CRHP listing, however, are not explicitly addressed in the Historic Preservation chapter of the municipal code and no provision is made for City of Colfax historic districts. For this project, then, each inventory property that retains sufficient historical form and fabric to remain recognizable as a historical building when viewed from the front was recommended eligible for listing in the Colfax Register of Historic Places (CRHP). In this document "sufficient historical form and fabric" means that a moderate or greater amount of historical form or fabric remains visible. Of the 44 inventory properties, 40 were recommended eligible for listing in the Colfax Register of Historic Places. See Appendix A and Appendix D for individual building's Colfax Register of Historic Places (CRHP) eligibility recommendations.

Integrity is based on a building's currently visible form and fabric. Buildings recommended not eligible for the National Register of Historic Places or for the Colfax Register of Historic Places based on compromised integrity may have original historical fabric and detailing hidden beneath modern cladding. Should the modern materials be removed, restoring the building to its historical appearance, eligibility of the building for historic register status could be reevaluated. Conversely, removal or concealing of historical fabric or detailing may result in loss of eligibility for listing in a historic register.

AHA!'s recommendations regarding inventory properties' NRHP and CRHP eligibility are based on the limited historical information collected during this primarily reconnaissance level survey. These evaluations are also only recommendations. The Washington DAHP would make the final NRHP determination and the Colfax Historic Preservation Commission and the City of Colfax would make the final CRHP determination. Discussion of the property of interest with DAHP or the Colfax Historic

Preservation Commission and City of Colfax is recommended prior to completing a historic register nomination form.

Development Trends

Although most historical buildings in Colfax remain in use and are well-maintained, a number are vacant, or partially so, and in need of upkeep. If tenants cannot be found, such buildings generally continue to deteriorate since funds for their preservation are unavailable. From a historic preservation point of view, the greatest threat to Colfax’s historical buildings is demolition, since once a building is gone it cannot be restored. A secondary threat is, ironically, maintenance, during which historical building fabric and features – doors, windows, siding, and other elements – are removed, altered, replaced, or covered with incompatible modern materials. Historic elements in updated buildings often remain hidden beneath later cladding and restoration may involve removal of that fabric. Such restoration, however, may not be desirable: if the update occurred 50 or more years ago, the change may have become historical in its own right.



Figure 18. Overview of (left to right) Inventory Properties #37, #38, #39 (partially hidden), and #40 from Main Street; view to the southeast.

CONCLUSIONS AND RECOMMENDATIONS

Historical buildings in the City of Colfax are a tangible reminder of the community’s role as an early population center and a supply, service, cultural, and transportation hub for the surrounding agricultural region. All 44 historical buildings inventoried during the present reconnaissance/intensive level survey – 28 residences, six apartment buildings, six commercial buildings, three churches, and one building remnant – date to the City’s early development periods (Appendix A). These historical properties were formally recorded on Washington Historic Property Inventory (HPI) or archaeological forms during the present project (Appendix D).

All buildings inventoried during this project were evaluated for National Register of Historic Places (NRHP) eligibility, with each building considered both individually and as a contributing element in a historic district, and also for Colfax Register of Historic Places (WRHP) eligibility. Of the 44 historical properties, eight are recommended eligible for individual NRHP listing under Criterion C and the theme of historic architecture and in some cases under other criteria; 39 are recommended as contributing elements in a potential NRHP historic district; and 40 are recommended eligible for listing on the Colfax

Register of Historic Places, under Category 2 and the theme of historic architecture or under other categories.

Information collected during this project will prove useful should landowners wish to list their historical buildings on the Colfax Register of Historic Places or National Register of Historic Places. Historical research, however, would be an important part of such an effort and the City of Colfax, during subsequent CLG Grant projects, may wish to focus on researching the histories of properties recorded at a reconnaissance level during this and previous inventory projects.



Figure 19. Overview of Mill Street and the South Mill Street district (foreground) at the base of the east valley wall. Clearly visible buildings include (right to left) Inventory Properties #1, #7, #6, #5, #18, #11, and #38; view to the southwest.

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APPENDIX A: INVENTORY PROPERTIES

Table A-1. Inventory Properties.

Inventory Property Number	Property Name	Property Address	Date Built*	Individually Eligible for National Register (NRHP)?**	Eligible as Contributing to NRHP Historic District?***	Eligible for Colfax Register (CRHP)?**
1	Christian Church / Church of Christ	100 N. Mill	1925	No	Yes	Yes
2	Duplex	101 S. Mill	1939	No	Yes	Yes
3	House	103 S. Mill	1924	No	Yes	Yes
4	Building (Cellar) Remnant	105/107 S. Mill	1917, 1925	No	No	Yes?
5	First Methodist Episcopal Church	109 S. Mill	1921	Yes (determined eligible by DAHP)	Yes	Yes
6	Roxy Theater, Rose Theater	105 E. Canyon	1935	No	Yes (listed as contributing to a WHR**** historic district)	Yes
7	Copeland Apartments	112 E. Spring	1911	No	Yes (listed as contributing to a WHR**** historic district)	Yes
8	Triplex	206 E. Canyon	1939	No	Yes	Yes
9	House	201 S. Mill	1920	No	Yes	Yes
10	House	203 S. Mill	1948	Yes	Yes	Yes
11	Watson Boarding House, First Colfax Hospital	205 S. Mill	1888	Yes	Yes	Yes

Inventory Property Number	Property Name	Property Address	Date Built*	Individually Eligible for National Register (NRHP)?**	Eligible as Contributing to NRHP Historic District?***	Eligible for Colfax Register (CRHP)?**
12	House	207 S. Mill	1920	No	Yes	Yes
13	House	212 S. Mill	1939	No	Yes	Yes
14	House	210 S. Mill	1937	Yes	Yes	Yes
15	House	208 S. Mill	1880	No	Yes	Yes
16	Apartment Building	206 S. Mill	1888, with 1915 and 1965 remodels	Yes	Yes	Yes
17	House	204 S. Mill	1884	No	Yes	Yes
18	Bliss Commercial Building, Medical-Dental Building	110 E. Canyon	1959	No	Yes	Yes
19	Duplex	303 S. Mill	1886	No	No	No
20	House	305 S. Mill	1900	No	No	No
21	House	309 S. Mill	1905	No	Yes	Yes
22	House	107 E. Rock	1880	No	Yes	Yes
23	House	310 S. Mill	1890	No	Yes	Yes
24	House	306 S. Mill	1888	No	No	No
25	Apartment Building	304 S. Mill	1905, with 1970 remodel	No	Yes	Yes
26	House	401 S. Mill	1896	No	No	No

Inventory Property Number	Property Name	Property Address	Date Built*	Individually Eligible for National Register (NRHP)?**	Eligible as Contributing to NRHP Historic District?***	Eligible for Colfax Register (CRHP)?**
27	House	405 S. Mill	1914	No	Yes	Yes
28	House	409 S. Mill	1913	No	Yes	Yes
29	House	412 S. Mill	1914	No	Yes	Yes
30	House	410 S. Mill	1913	No	Yes	Yes
31	House	408 S. Mill	1913	No	Yes	Yes
32	House	406 S. Mill	1913	No	Yes	Yes
33	House	108 E. Rock	1916	No	Yes	Yes
34	House	302 E. Canyon	1929	No	Yes	Yes
35	House	203 S. Nixon	1903	No	Yes	Yes
36	House	317 S. Main	1902	No	Yes	Yes
37	Porter House, Roberts Lodging House	319 S. Main	1885	No	Yes	Yes
38	Plymouth Congregational Church	321 S. Main	1912, with 1960s/1970s remodel	Yes	Yes	Yes
39	Commercial Building	401 S. Main	1976	No	Yes	Yes
40	House	411 S. Main	1914	No	Yes	Yes
41	Good-Reid-Moore House	413 S. Main	1914	Yes	Yes	Yes

Inventory Property Number	Property Name	Property Address	Date Built*	Individually Eligible for National Register (NRHP)?**	Eligible as Contributing to NRHP Historic District?***	Eligible for Colfax Register (CRHP)?**
42	Commercial Building	415 S. Main	1975	No	Yes	Yes
43	Lincoln First Savings and Loan	505 S. Main	1961	Yes	Yes	Yes
44	Apartment Building	106 E. Golgotha	1964	No	Yes	Yes

*Most construction dates are tentative, based on County Assessor's records, other historical records, or the architectural historian's field assessment.

**AHA! recommendations based on the present primarily reconnaissance inventory.

***WHR = Washington Heritage Register

APPENDIX B: INVENTORY ARCHITECTURAL STYLES AND FORMS

Table A-2. Summary of Inventory Property Architectural Styles and Forms.

Architectural Style / Form	Nationwide Popularity	Project Occurrence*	Inventory Property Numbers
Colonial Revival	1880-1955	1888	11
Tudor Revival	1890-1940	1937	14
Spanish Eclectic (Spanish Colonial Revival)	1900-1940	1911	7
Gothic Revival (Twentieth Century Gothic)	1900-1940	1921	5
Craftsman	1905-1930	1913-1929	3, 9, 12, 16, 27, 28, 29, 30, 31, 32, 33, 34, 40, 41
Art Deco	1920-1940	1925-1935	1, 6
International	1925-present	1959	18
Minimal Traditional	1935-1950	1939	2, 8, 13
Ranch	1935-1975	1948	10
Mansard	1940-1985	1970-1976	25, 39
Northwest Regional	1950-present	1961-1970	38, 43, 44
Undifferentiated Modernist	1925-present	1975	42
Unstyled Vernacular	Various	1880-1917	4, 15, 17, 19, 20, 21, 22, 23, 24, 26, 35, 36, 37

*Most construction dates are tentative, based on County Assessor's or other historical records.

Architectural Styles and Forms

Brief discussions of architectural styles and forms represented by the inventoried properties follow:

Colonial Revival Architectural Style

During the late nineteenth century Americans experienced a surge of interest in their heritage, resulting in architectural traditions that attempted to replicate Colonial building styles. The Colonial Revival style, popular from about 1880 to 1955, typically features a prominent centrally placed front door embellished with classical ornament, a symmetrically balanced facade, multi-pane double-hung wood sash windows often arranged in pairs, roof dormers, and pilasters or other classical detailing. The Hipped Roof subtype was most common from about 1880 to 1915.



Figure A-1. Colonial Revival style: Inventory Property #11; view to east.

Tudor Revival Architectural Style

The Tudor Revival architectural tradition was common throughout the nation from 1890 to 1940, although particularly popular during the 1920s and early 1930s. The style employed a variety of elements loosely derived from Medieval English architecture, including steeply pitched side-gabled roofs, prominent front cross-gables, tall narrow windows often in multiple groups with multi-pane glazing, massive chimneys, rounded-arch openings, and overlapping gables with eavelines of various heights.



Figure A-2. Tudor Revival style: Inventory Property #14; view to west.

Spanish Eclectic (Spanish Colonial Revival) Architectural Style

The Spanish Eclectic (Spanish Colonial Revival) architectural style traces its roots to the earlier Mission style, as well as a great variety of other Spanish precedents researched by Bertram Grosvenor Goodhue and other architects and popularized by the Panama-California Exposition held in San Diego from 1915 to 1917. The style, characterized by stucco wall surfaces, red tile roofs, arched openings, and low-pitched or flat roofs reached its peak of popularity during the 1920s and 1930s, particularly in the southwestern states and Florida.



Figure A-3. Spanish Eclectic style: Inventory Property #7; view to southwest.

Gothic Revival (Twentieth Century Gothic) Architectural Style

The Gothic Revival tradition saw a resurgence of interest in mid-eighteenth century England as medieval architectural detailing – pointed arch windows, steeply pitched roofs, decorated vergeboards, pinnacles, turrets, and roofline battlements – began to be applied to rural homes. By the mid-nineteenth century the style had spread to America where it was popularized through pattern books, particularly those of Andrew Jackson Downing. The Gothic style had been applied to churches since the earliest colonial days, but Downing and others promoted it as an appropriate style for homes, representative of Christian morality, spiritual harmony, honesty, and patriotism. Although the style’s popularity for domestic construction declined after about 1870, it saw a small resurgence of interest for other building types, including university facilities, religious structures, and public buildings, that lasted into the early twentieth century.



Figure A-4. Gothic Revival style: Inventory Property #5; view to northeast.

Craftsman Architectural Style

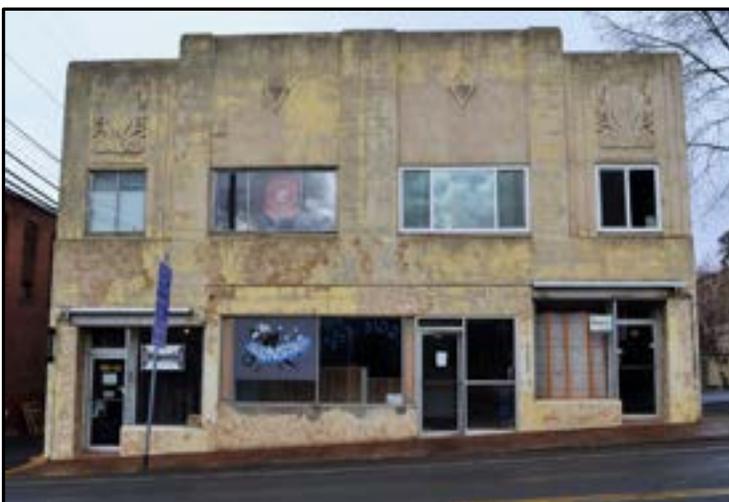
The Craftsman architectural style, developed in California during the early twentieth century based on English Arts and Crafts and Asian precedents, was built in large numbers throughout the nation from 1905 to 1930. Typical stylistic elements include low-pitched roofs, exposed rafter ends, knee braces or false beams in the gables, prominent porches with battered (sloping) posts and large square piers, large exterior chimneys, and asymmetrical composition.



***Figure A-5. Craftsman style: Inventory Property #40;
view to northeast.***

Art Deco Architectural Style

This tradition is one of the earliest Modernist styles, characterized by its rejection of classical ornament in favor of smooth light-colored stucco wall surfaces, horizontal and vertical lines, geometric shapes, flat roofs with ledge coping, and general asymmetry. The style was popular throughout the nation, particularly for commercial and public buildings, from about 1920 to 1940.



***Figure A-6. Art Deco style: Inventory Property #6;
view to north.***

International Architectural Style

The International style, a type of Modernist architecture generally reserved for commercial and public buildings, is derived from European Modern architecture that arose during the immediate post-World War I period as a backlash against all things traditional, a rejection of the “old order” perceived as the cause of the era’s political instability and social turmoil. Closely allied with socialist causes, European Modernists sought to reduce class disparity by creating a universal architectural style using economical materials such as concrete and steel to create simple, utilitarian structures. In America, however, architects were more attracted by the clean, simple aesthetics of the new style than by its social implications. During the 1950s and 1960s American architects finally embraced Modernism’s fully developed International Style, with its flat-roofed asymmetrical geometric forms featuring smooth unadorned wall surfaces and bands of unembellished windows, and variations of the style remain popular today.



Figure A-7. International style: Inventory Property #18; view to south.

Minimal Traditional Architectural Style

The Minimal Traditional architectural style is a small economical house type, nearly devoid of stylistic ornament, developed in response to the Great Depression and built in large numbers from about 1935 to 1950. Typical Minimal Traditional features include low to moderately pitched roofs, close eaves and rake, large chimneys, double-hung windows, and often one or more front-facing gables.



Figure A-8. Minimal Traditional style: Inventory Property #13; view to northwest.

Ranch Architectural Form

The Ranch house, with its low horizontal profile, widely overhanging eaves, large chimneys, picture windows, and integral garage, was popular from about 1935 to 1975. The style originated in California in the 1930s, drawn from Spanish Colonial, Prairie, and Craftsman traditions, and large windows, open interior spaces, and backyard patios were employed to consciously blur the distinction between indoors and out.



Figure A-9. Ranch form: Inventory Property #10; view to southeast.

Mansard Architectural Style

This later Modernist style, introduced around 1940, appealed to those who preferred formal and historical architecture to the informality of the era's dominant Ranch and Contemporary styles. The style featured a mansard roof frequently with dormer windows inset into its steep lower slope, segmentally or round-arched window and door openings, and often brick veneered walls.



Figure A-10. Mansard style: Inventory Property #25, ca. 1970 remodel; view to west.

Northwest Regional Architectural Style

This variation of the Modernist tradition developed in the Pacific Northwest during the post-World War II era as architects began to adapt Modernist forms to the region's climatic and environmental conditions. The style retains the simple geometric forms and large windows of the original Modernist tradition, but substitutes local materials such as wood and stone for some elements, enhancing the building's visual connection to the natural world. Wood, in particular, became a primary medium. Designs often feature pitched roofs with widely overhanging eaves, a practical adaptation in a high precipitation environment.



Figure A-11. Northwest Regional style: Inventory Property #43; view to east.

Undifferentiated Modernist Architectural Styles

Modernist architecture, dating from ca. 1925 to the present, was discussed previously under the International Style entry. Many simple Modernist buildings exhibit elements of the tradition, but are not readily classified as examples of major Modernist styles.



Figure A-12. Undifferentiated Modernist architecture: Inventory Property #42; view to northeast.

Unstyled Vernacular Architecture

A number of properties in the current inventory are simple vernacular buildings, devoid of stylistic detailing. Some of these buildings were probably built as economical unstyled structures, although many probably lost original stylistic ornament during remodeling efforts.



Figure A-13. Unstyled vernacular: Inventory Property #23; view to west.

**APPENDIX C (DETACHED): HISTORY OF SOUTH MILL STREET AND HISTORIC
CONTEXTS FOR INTENSIVE LEVEL PROPERTIES (WALKING TOUR)**

Researched and written by Colfax Historic Preservation Commission members
Frank White, Claudia Rollins, and Alex Otero

**APPENDIX D (DETACHED): HISTORIC PROPERTY INVENTORY AND
ARCHAEOLOGICAL FORMS**

