

CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2024-04-02238

Author: Northwest Vernacular, Inc.; Katie Pratt, M.S.; Spencer Howard, M.S.

Title of Report: Downtown Kennewick Reconnaissance Level Survey

Date of Report: August 9, 2024

County(ies): Benton Section: 01 Township: 08 Range: 29E
Section: 06 Township: 08 Range: 30E
Quad: Pasco Acres: 48.25

PDF of Report uploaded to WISAARD report module (REQUIRED) X Yes

Historic Property Inventory Forms to be Approved Online? X Yes

Archaeological Site(s)/Isolate(s) found or amended? X No

TCP(s) found? X No

Replace a draft? X Yes

Satisfy a DAHP Archaeological Excavation Permit requirement? X No

Were Human Remains Found? X No

DAHP Archaeological Site #: NA

Downtown Kennewick

Reconnaissance Level Survey

August 9, 2024

DAHP No. 2024-04-02238



PREPARED BY
Northwest Vernacular

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

This program received Federal funds from the National Park Service. Regulations of the U.S. Department of Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.



Acknowledgments

The authors of this historic resources survey report wish to express their sincerest thanks to the following organizations, departments, and individuals for providing their insight and assistance throughout this project:

City of Kennewick

Matt Halitsky, Senior Planner

Historic Downtown Kennewick Partnership

Stephanie Button, Executive Director

City of Kennewick Historic Preservation Commission

Paul Scharold, Chair

KariAnne Clark

Jennifer Harper, Vice Chair

Julie Nelson

Gary Younger

Museum at Keewaydin

Misty Ayers

Acronyms

CLG	Certified Local Government
DAHP	State Department of Archaeology and Historic Preservation
DNE	Determination of Not Eligible
NRHP	National Register of Historic Places
NWV	Northwest Vernacular, Inc.
KRHP	Kennewick Register of Historic Places
WHR	Washington Heritage Register
WISAARD	Washington Information System for Architectural and Archaeological Records Data

Photograph Citations

All photographs and maps included in this report were created by NWV, unless otherwise noted.

Abstract

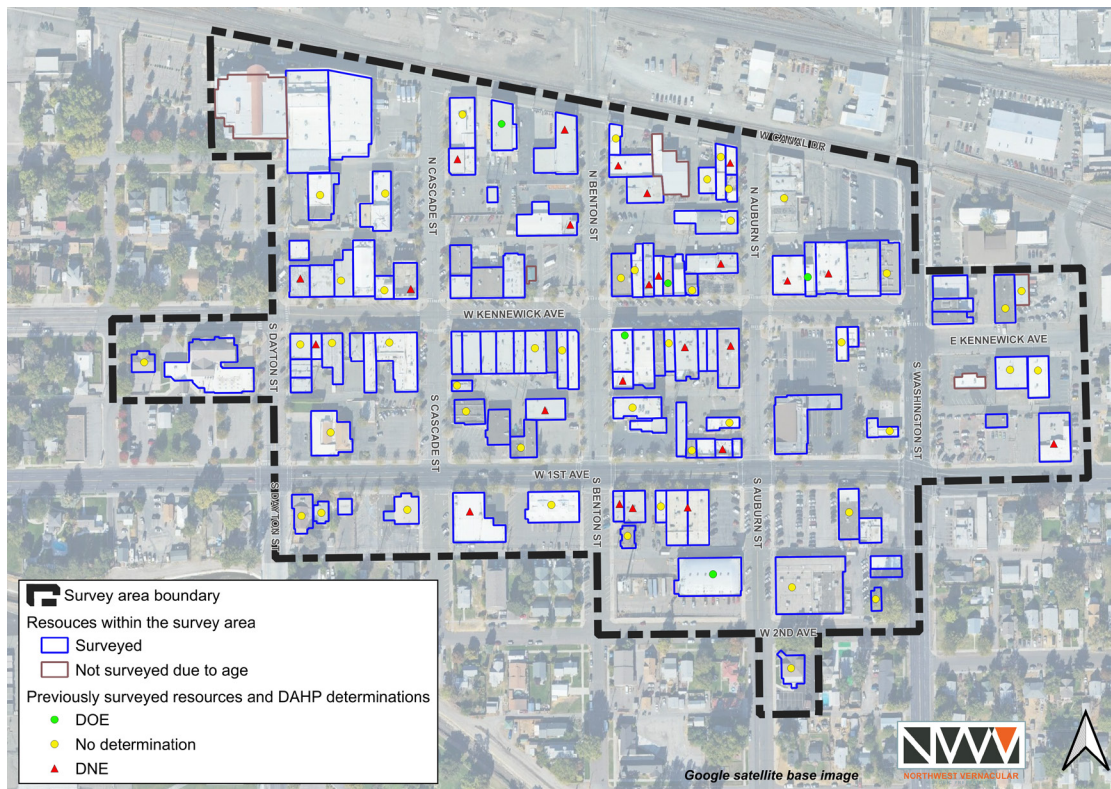
This reconnaissance-level survey (RLS) of downtown Kennewick produced an inventory of 116 buildings. A Certified Local Government (CLG) grant funded the survey. This report addresses overall recommendations, and historic district and individual resource eligibility recommendations.

Northwest Vernacular, Inc. (NWV) staff Katie Pratt and Spencer Howard conducted the research, field work, data entry, historic context writing, report findings, and recommendations. No archaeological assessment was conducted as part of this work.

The Washington State Department of Archaeology and Historic Preservation (DAHP) reviewed NWV's recommendation for an eligible historic district generally along Kennewick Avenue from Dayton Street east to Washington Street and determined the area not eligible due to loss of architectural integrity. NWV based our recommendation up on the level of alterations recorded in the field work and development periods identified in the historic context.

Table 1. Survey Data Summary

Status	Total
Surveyed resources	116
Not surveyed due to age	5
Historic property inventory forms (HPIFs) updated	74
Individual National Register of Historic Places (NRHP) and Washington Heritage Register (WHR) eligible	15
Individual City of Kennewick Register of Historic Places (KRHP) eligible	30



Map 1. Survey Area and Resources Surveyed

Contents

Acknowledgments	3
Acronyms	3
Photograph Citations	3
Abstract	4
List of Tables and Maps	6
Research Design	7
Objectives	7
Survey Methodology	7
Expectations	9
Area Surveyed	9
Integration with Planning	13
Historical Overview	14
Historical Development	14
Survey Results	21
Functions	22
Building Forms	24
Architectural Styles	25
Individual NRHP Eligibility	31
NRHP Historic District Eligibility	40
KRHP Eligibility	41
Development Trends	45
Recommendations	46
Maps	48

List of Tables and Maps

Table 1. Survey Data Summary	4
Map 1. Survey Area and Resources Surveyed	4
Table 2. Survey Reports within the Study Area	10
Table 3. Survey Report Adjacent to the Study Area	10
Table 4. Projects within Study Area	11
Table 5. Projects Adjacent to the Study Area	12
Table 6. KRHP-designated Properties within Study Area	12
Table 7. Determined NRHP Eligible within Study Area	13
Table 8. Table Cladding, Window, and Plan Changes	22
Table 9. Building Forms	24
Table 10. Revival Architectural Styles	26
Table 11. American Movement Architectural Styles	27
Table 12. Modern Movement Architectural Styles	28
Table 13. Recommended NRHP Eligible Resources	32
Table 14. Recommended Eligible District Analysis	40
Table 15. Recommended KRHP Eligible Resources	42
Map 2. Surveyed Resources	49
Map 3. Development Periods	50
Map 4. NRHP Individual Eligibility	51
Map 5. KRHP Individual Eligibility	52
Map 6. NRHP District Eligibility	53
Map 7. Building Forms	54
Map 8. Historic Building Functions	55
Map 9. Building Structural Systems	56
Map 10. Architectural Styles	57
Map 11. Cladding Alterations	58
Map 12. Plan Alterations	59
Map 13. Window Alterations	60
Map 14. Plats	61
Map 15. 1905 Sanborn Overlay	62
Map 16. 1909 Sanborn Overlay	63
Map 17. 1948 USGS Aerial	64

Research Design

This reconnaissance-level survey of downtown Kennewick was conducted as part of an ongoing effort by the City of Kennewick and the nonprofit Historic Downtown Kennewick Partnership to support investment in the city's downtown. Data gathered from the survey will be used to inform grant applications to support a historic district nomination, access to financial incentives for property owners with potentially historic resources, continued planning by the City, and consideration of potential nominations to the city's historic register.

Objectives

The survey objectives listed below support the continued growth of the City of Kennewick's Certified Local Government (CLG) program and the identification and protection of historic resources within the city.

- Objective 1: Identify potential historic resources within the survey area.
- Objective 2: Evaluate identified resources for potential eligibility to the National Register of Historic Places (NRHP), Kennewick Register of Historic Places (KRHP), and Washington Heritage Register (WHR).
- Objective 3: Establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic resources.

Survey Methodology

The project consisted of a survey of 116 resources at the reconnaissance level, recording basic information collected from the public right-of-way. The City of Kennewick selected historic preservation consulting firm NWV to conduct the survey.

Survey methodology included the following tasks:

- Field work
- Writing and data entry
- Public outreach

NWV staff reviewed previous survey reports and historic contexts. Staff conducted research on the city's growth and development patterns to update and expand on previously prepared historic contexts within survey and inventory reports.

NWV set up a file geodatabase for the project in QGIS (geographic information software). NWV then trimmed DAHP's inventory and historic register data sets to the survey area. Staff then reviewed previous HPIFs; identified duplicates and sent that list to DAHP for merging; and corrected point locations, placing them over the correct resource. Staff then created a building footprint layer for each resource and merged previous HPIF data with this layer. Next, they georeferenced historic USGS aerials and Sanborn Fire Insurance maps. Using this background data along with Google Streetview, staff conducted preliminary data entry into a QGIS form matching the Washington Information System for Architectural & Archaeological Records Data (WISAARD) data fields.

Staff then loaded this data to their mobile phone for use in QField, and conducted data entry in the field, confirming and updating data and building footprints. As part of the survey work, staff assessed building integrity level (plan, windows, cladding, and other) to identify which resources retain integrity

to convey significance under any National Register Evaluation Criteria or City of Kennewick Criteria for Designation. Staff then made initial eligibility recommendations in the field.

For resources retaining integrity, staff made initial recommendations for NRHP individual listing eligibility based on National Register Evaluation criteria A and C.

National Register Evaluation Criterion A eligibility recommendations are based on the areas of significance of community planning and development and commerce. This was based on the historic context for downtown Kennewick, our understanding of the resource's historic use, and extant significant features conveying these associations that were observable from the public right-of-way.

National Register Evaluation criterion C eligibility recommendations are based on the area of "significance of architecture." This focuses on the resource's architectural character and comparable resources within both the survey area and as observed by NWV staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations observable from the public right-of-way.

Staff made an initial evaluation, based on contextual resources and integrity, whether the resource is in an eligible NRHP historic district—and if so, whether it is eligible to contribute. As part of the field work, staff walked the area and established a preliminary boundary, and then assigned preliminary contributing and noncontributing recommendations in the field based on integrity. Recommendations were later refined using a period of significance based on the historic context research and the city's development periods.

Contributing resources:

- Are built within the recommended period of significance (1906 to 1977), and
- Retain architectural integrity and are able to convey their original design. This means that alterations relative to plan, cladding, windows, and other elements were intact to moderate. Up to one extensive level alteration was allowed if there were no moderate cladding or window changes.

Noncontributing resources:

- Are built outside the recommended period of significance; or
- Are substantially altered. This means that at least two alterations that were noted under plan, cladding, windows, and other elements were extensive or a combination of moderate (cladding or window; or two moderate alterations) and extensive alterations.

Staff identified character-defining features and alterations for each resource, which were then used in writing up the physical descriptions. Staff took at least two photographs of each resource. All images were renamed using the following convention: Street Name_Building #_Street Direction_two digit series #. All photos were taken in RAW and post processed to adjust exposure and perspective as needed to improve clarity.

As part of processing the field data staff reviewed initial NRHP eligibility recommendations and made KRHP eligibility recommendations under designation categories (b) and (d) established under City of Kennewick Municipal Code (CKMC) 18.57.040. All resources recommended as individually NRHP-eligible were treated as individually KRHP-eligible. Resources not recommended as NRHP-eligible, but recommended KRHP-eligible, exhibit diminished integrity such that NRHP eligibility is unlikely; however, they remain eligible for consideration for designation to the KRHP. For resources with alterations, further research is recommended to affirm the significance of their role in the city and

identify other designation criteria under which the resource may be eligible. Additional, intensive-level research may also uncover historic associations with properties that can change a property's eligibility.

Writing, editing, WISAARD data entry, and production followed field work. NWV staff wrote the historic context and survey recommendations. NWV staff wrote physical descriptions for each resource, uploaded, and captioned photographs, and completed form data entry for each resource. Layout for the survey report was done in Adobe InDesign to integrate text and graphics. All analysis maps were produced using QGIS by NWV.

DAHP architectural historian Michael Houser conducted additional focused research on properties within the survey area and added in builder and architect data along with historic photographs and newspaper clippings to HPIFs as applicable.

Public participation included a public meeting on March 19, 2024, at the Farmers Exchange (215 West Canal Drive, Kennewick) at the north edge of the survey area to discuss what a survey and historic context are, and the boundaries of the survey area. A final public meeting on August 2, 2024, at 117 West Kennewick Avenue addressed findings and recommendations from the survey work.

Expectations

NWV expected a high concentration of commercial resources with some industrial and single- and multiple-family residences within the area. We expected a moderate to high level of alterations to existing buildings due to the growth of the commercial area and modifications resulting from the area's post-World War II-era growth. Based on estimated dates of construction, we also expected architectural styles predominantly related to the late 19th and early 20th century American Movements and Modern Movements. We anticipated brick and concrete block as both structural systems and exterior finishes due to the concentration of commercial buildings and the periods of development.

Area Surveyed

The survey area is centered along West Kennewick Avenue and West First Avenue. The survey area extends west to the east side of South Everett Street, and the east side of South Dayton and North Dayton streets. The survey area extends east to the west side of South Alder Street and the west side of North Washington and South Washington streets. The survey area extends north to the south side of West Canal Drive and the south side of the alley north of East Kennewick Avenue. The survey area extends south to the north side of the alley north of West Third Avenue; the north side of West Second Avenue; the north side of East First Avenue; and the north side of the alley south of West First Avenue. Refer to the “**Map 2. Surveyed Resources**” on page 49 for the overall extent and the resources surveyed.

The project surveyed all resources constructed between ca. 1904 (oldest building based on Sanborn Fire Insurance map and Assessor data) and 1977. The five buildings not surveyed due to age were built in the 1980s, 1990s, and 2000s based on USGS aerials and Assessor data.

Previous surveys, based on WISAARD and the City of Kennewick's GIS “StructureHistoricBuilding” point layer data, occurred in 1989, 1994, 2001, 2002, 2005, and 2011. These recorded 72 resources within the survey area.

Two previous cultural resource survey reports are recorded in WISAARD for work within the survey area. These reports focused on historic structure surveys. They covered the same commercial building

and development focus as this survey. The majority of HPIFs updated as part of this survey stem from these previous surveys. Refer to the following table for a list of previous survey reports.

Table 2. Survey Reports within the Study Area

Author	Title	NADB	Report Date	Document Type
Robert A. Bauman	Historic Property Inventory of the Downtown Commercial District of the City of Kennewick	1349521	9/26/2001	Historic Structures Survey Report
Robin Bruce	An Inventory, Evaluation, and Context History of Thirty-Three Historic Buildings in the City of Kennewick's Downtown	1349523	2/1/2006	Historic Structures Survey Report

Several previous cultural resource survey reports are recorded in WISAARD for work immediately adjacent (within a half mile) to the survey area. These surveys focused largely on regulatory compliance. Refer to the following table for a list of previous survey reports.


Table 3. Survey Report Adjacent to the Study Area

Author	Title	NADB	Report Date	Document Type
Steven Treffers	East of Washington Street Reconnaissance-Level Survey and Inventory Report	1695386	12/1/2019	Historic Structures Survey Report
Jon Shellenberger	Cultural Resources Survey of Dayton Street Bridge Replacement Project, Kennewick	1682901	11/14/2012	Survey Report
Carey L. Miller	Letter to Steve Plummer Regarding Monitoring of a Water Line from the Mainland to Clover Island	1342225	2/19/2002	Monitoring Report
R. Todd Baker	Archaeological Survey of the City of Kennewick Levee 5D Lowering Project	1343143	2/25/2004	Survey Report
Leslie M. O'Rourke	Letter to Larry Peterson Regarding Cultural Resource Monitoring of Ground Disturbing Activity Associated with Recent Construction Projects on Clover Island	1347687	6/20/2006	Survey Report
Carey L. Miller	Letter to Cindy Cole: Monitoring Report for the Installation of Sacajawea Trail Markers, Installation of Electrical Lines and Concrete Pads for Vendor Stations, and Installation of Footings for a Sign at the Veterans' Memorial - All within Columbia Park.	1349834	8/2/2007	Monitoring Report
Leslie M. O'Rourke	Letter to Larry Peterson Regarding Monitoring of Excavation Test Pits on Clover Island	1350334	9/25/2007	Monitoring Report
Christopher Landreau	Letter to Thomas W. Kaugher RE: Clover Island, Washington, United States Coast Guard (USCG) Aids to Navigation Team (ANT) Antennae Tower and 60 ft. Utility Trench, Archaeological Resources Monitoring Results	1350368	10/17/2007	Monitoring Report
Amy K. Senn	Letter to Larry Peterson RE: Results of Cultural Resource Monitoring at Clover Island	1353142	6/30/2009	Monitoring Report

Author	Title	NADB	Report Date	Document Type
Amy Senn	Letter to Gary Deardoff RE: Results of Cultural Resources Monitoring Along the Sacagawea Trail	1353920	2/3/2010	Monitoring Report
Carey Miller	Archaeological Shovel Testing for the Proposed Bush Car Wash, Kennewick	1686627	6/24/2015	Survey Report
Carey Miller	Letter to Martin Nelson RE: Monitoring of Installation of the Duffy's Pond Spur of the Sacagawea Heritage Trail	1686844	7/24/2015	Monitoring Report
Eileen Heideman	Cultural Resources Overview, Pasco-Kennewick Transmission Line, Columbia River Crossing Towers	1688065	3/17/2016	Historic Structures Survey Report
Wilbur Barrick	Cultural Resources Monitoring of Port of Kennewick's Clover Island and Columbia Drive Projects	1689037	12/22/2016	Monitoring Report
Corrine Camuso	Cultural Resources Survey of the Equipment Sales and Storage Project in Kennewick, Washington	1691624	5/24/2017	Survey Report
Nathan May	Letter Report Detailing Cultural Resource Monitoring of the Port of Kennewick's Construction of a Wine Tasting Building at Columbia Gardens Way in Benton County, Washington	1694066	9/16/2019	Monitoring Report
Ashley Morton	May 3 Letter Report to Larry Peterson regarding the Results of Cultural Resource Monitoring for the Clover Island 1135 Ecosystem Reconstruction Project	1696581	5/3/2022	Monitoring Report

Several recent projects undertaken within the study area have been recorded in WISAARD. These are listed in the table below. Older projects not recorded in WISAARD were not reviewed.

Table 4. Projects within Study Area

Date Created	Project Name	DAHP Project Number	Organization(s)
3/28/2022	Multiple Property Nomination Rock Image Sites in Southeastern Washington. 	2022-03-01858	US Army Corps of Engineers - Walla Walla District; US Bureau of Land Management; US Forest Service; WA State Dept. of Fish and Wildlife
12/13/2022	WA AFFF EIS	2022-12-08229	TRC Environmental Corporation; US Bureau of Indian Affairs
1/10/2023	East Kennewick Homes: Reconnaissance-Level Survey and Inventory	2023-01-00216	City of Kennewick; Rincon Consultants

Several recent projects undertaken adjacent to the study area (within a half-mile) have been recorded in WISAARD. These are listed in the table below. Older projects not recorded in WISAARD were not reviewed.

Table 5. Projects Adjacent to the Study Area

Date Created	Project Name	DAHP Project Number	Organization(s)
8/4/2015	Zayo Fiber Optics Project, Eastern Washington and Oregon, Cultural Resource Survey	2015-12-00335	Bureau of Reclamation; City of Kennewick - CLG; City of Pasco - CLG; Plateau CRM; Stantec Consulting Ltd.; US Bureau of Land Management; WA State Dept. of Fish and Wildlife
10/13/2021	Charter Spectrum - Clover Island Inn	2021-10-07046	Anderson Perry and Associates, Inc.
10/13/2021	Charter Spectrum - Clover Island Inn	2021-10-07046	Anderson Perry and Associates, Inc.
3/28/2022	Multiple Property Nomination Rock Image Sites in Southeastern Washington.	2022-03-01858	US Army Corps of Engineers - Walla Walla District; US Bureau of Land Management; US Forest Service; WA State Dept. of Fish and Wildlife
12/13/2022	WA AFFF EIS	2022-12-08229	TRC Environmental Corporation; US Bureau of Indian Affairs
1/4/2024	Yakima Delta Sampling Project	2024-01-00102	WA State Dept. of Archaeology and Historic Preservation; WA State Dept. of Ecology

There is one cemetery recorded in WISAARD immediately adjacent to (within a half-mile) the survey area.

There are no NRHP- or WHR-listed resources or historic districts within or adjacent to (within a half-mile) of the study area.



There are seven KRHP-designated resources within the study area and listed in the following table. There are 18 KRHP-designated resources adjacent to the study area (within a half-mile). These are mostly directly west and southeast of the survey area and consist primarily of single-family dwellings.

Table 6. KRHP-designated Properties within Study Area

Property ID	Address	Historic Name
13140	101 West Kennewick Avenue	P.J. Murphy Building, Liberty Theatre
48693	114 South Auburn Street	Safeway
98740	215 West Canal Drive	Farmer's Exchange
48673	11 South Benton Street	Columbia Valley Telephone Company Building
13151	127 West Kennewick Avenue	C.W. Williams Building
98720	16 West Kennewick Avenue	
98791	114 West Kennewick Avenue	

There are five resources within the study area that have been reviewed and determined by DAHP to be individually NRHP eligible. These resources are listed in the following table. Based on the extent of alterations, three of the resources previously determined NRHP-eligible by DAHP are recommended as not individually NRHP-eligible. There are 24 resources within the study area for which DAHP has made a determination of not individually NRHP-eligible.

Table 7. Determined NRHP Eligible within Study Area

Property ID	Address	Year Built	Survey NRHP eligibility recommendation	KRHP status	DAHP Determination
48693	114 South Auburn Street	1951	NRHP eligible	designated	NRHP eligible
98740	215 West Canal Drive	1910	NRHP eligible	designated	NRHP eligible
13151	127 West Kennewick Avenue	1909	Not eligible	designated	NRHP eligible 
98720	16 West Kennewick Avenue	1904	Not eligible	designated	NRHP eligible
98791	114 West Kennewick Avenue 	1910	Not eligible	designated	NRHP eligible

Integration with Planning

The survey supports local comprehensive planning and the purpose of the City’s Historic Preservation Ordinance, adopted in 2007. As stated in Chapter 18.57, Section 10, Purpose:

The purpose of this Chapter is to provide for the identification, evaluation, and protection of historic resources within the City of Kennewick and to preserve and rehabilitate eligible historic properties through special valuation in accord with RCW 84.26 and to: safeguard the heritage of the City as represented by those buildings, objects, sites, and structures which reflect significant elements of the City’s history; foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the City’s history; stabilize or improve the aesthetic and economic vitality and values of such sites, improvements, and objects; assist, encourage and provide incentives to private owners for preservation, restoration, redevelopment and use of outstanding historic buildings, objects, sites, and structures; promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and, conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

The survey supports the following goal, excerpted from *The Washington State Historic Preservation Plan 2021–2026: Inhabiting Our History*:

Goal 1. Recognize the protection of cultural resources as key to fostering civic engagement, local identity, and community pride; promote historic preservation as the “preferred alternative” when it comes to implementing programs, policies, and projects that shape how our communities look, thrive, and change.

Historical Overview

Historical Development

Natural Setting

The city of Kennewick is located at the eastern boundary of Benton County along the southwestern bank of the Columbia River. The city is just southeast of the confluence of the Columbia and Yakima rivers and across from the confluence of the Columbia and Snake rivers. The moniker “Tri-Cities” stems from the confluence of these three rivers. Kennewick, along with Pasco, Richland, and West Richland, form the Tri-Cities metropolitan area in southeastern Washington. Kennewick is directly across the Columbia River from Pasco and down river from Richland; it’s a key commercial center within the Tri-Cities and the most populous. The city is built up between the river and the ridges of Thompson Hill and Perry Monument to the south, with the Horse Heaven Hills further south beyond the ridges. The city is located in the rain shadow of the Cascade Range and has a semi-arid climate; however, it’s surrounded by extensive irrigated agricultural land. Downtown Kennewick is situated less than half a mile from the Columbia riverbank, but railroad lines separate the downtown commercial district from the mixed industrial, commercial, and residential development between the railroad and waterfront.

Development Periods

The development periods of the city of Kennewick are drawn from “An Inventory, Evaluation, and Context History of Thirty-Three Historic Buildings in the City of Kennewick’s Downtown” (2005) and “East of Washington Street Reconnaissance-Level Survey and Inventory Report” (2019).¹ These periods are intended as a general organizational structure to contextualize events relevant to the city’s development up through the present and are as follows:

- Pre-contact
- Contact and Early Settlement (1805–1883)
- Establishment and Early Development of Kennewick (1884–1902)
- Incorporation and Agriculture-Related Growth (1903–1929)
- Depression, World War II, and Early Post-War Development (1930–1959)
- Suburban Development Influences (1960–1979)
- Recent Years (1980–present)

Pre-contact

Humans began inhabiting the area now known as Kennewick at least 9,200 years ago.² Ultimately, the Yakama, Umatilla, Klickitat, and Wallula people settled in the lowlands around the Columbia River

1 Robin Bruce and Western Historical Services, “An Inventory, Evaluation, and Context History of Thirty- Three Historic Buildings in the City of Kennewick’s Downtown, Benton County, Washington,” (City of Kennewick, 2005); Steven Treffers and Rincon Consultants, Inc., “East of Washington Street Reconnaissance-Level Survey and Inventory Report” (City of Kennewick, December 2019).

2 The July 1996 discovery of male skeletal remains along the Columbia River—Kennewick Man or “The Ancient One”—is one of the oldest and most complete skeletons discovered in North America. DNA testing confirmed in 2016 that Kennewick Man is related to modern Native Americans from the United States. Michael Coffey, “Corps Determines Kennewick Man Is Native American,” *US Army Corps of Engineers: Northwestern Division*, April 27, 2016, <https://www.nwd.usace.army.mil/Media/News-Releases/Article/742935/corps-determines-kennewick-man-is-native-american/>.

and upon the plateau in central Washington.³ They followed an annual seasonal cycle, wintering in the lowlands along the rivers and streams and then traveled in the surrounding region and uplands to fish, hunt, and gather roots and berries. This area, in particular, has been an important gathering place for various local and regional tribes given the multiple river confluences within a short distance of one another.

Contact and Early Settlement-Colonization (1805–1883)

In preparation for the United States' continuing westward expansion, the Lewis and Clark-led Corps of Discovery traveled through the inland and Pacific Northwest in 1805 and 1806. The corps' travel through the region is the first known contact between White Euro-American and local Native Americans. White fur trappers and traders then followed (David Thompson in 1811 and Alexander Ross in 1812)⁴, but interaction between local tribes and bands and White Euro-Americans remained sporadic. The Hudson's Bay Company used to cut hay that grew in meadowlands at present-day Kennewick and then float it about 20 miles downriver to their Wallula outpost on the Columbia.⁵ The Kennewick area remained sparsely populated through most of the 19th century, in contrast to the fast-growing Walla Walla Valley to the southeast. Steamboat traffic did pass by the confluence area where the Tri-Cities would later be established, but the population still largely consisted of Native American villages and camps and a handful of ranching operations through the 1870s. White settler-colonists began to arrive in greater numbers in the 1880s following news of an arriving railroad line—the Northern Pacific Railway from Portland to Spokane. The first White settlement in the Tri-Cities area was Ainsworth—on the north side of the Snake River's confluence with the Columbia just south of present-day Pasco—founded in 1879 as a construction camp for the railroad.⁶

Establishment and Early Development of Kennewick (1884–1902)

Kennewick as a town developed in fits and starts through the remaining years of the 19th century. Word got out in 1884 that a new railroad line would be built on the other side of the Columbia from the Ainsworth site, through present-day Kennewick. A railroad camp was established on the south side of the river and called Kennewick, and there was an influx of railroad workers and residents to the camp. However, when the railroad construction was completed in 1887, much of the fledgling town emptied out as Pasco was the division point (local operational headquarters) for the railroad.

A second chance at establishment for Kennewick came five years later, in 1892, when the Yakima Irrigation and Improvement Company began to construct irrigation canals to divert water from the Yakima River for the present-day Tri-Cities area. The Yakima Irrigation and Improvement Company had obtained water rights for diversion in 1891 on the south bank of the Yakima River at Horn Rapids.⁷ A new townsite for Kennewick was platted and a three-story hotel even built, but the Financial Panic of 1893 left the Yakima Irrigation and Improvement Company in financial ruin. Construction of the Kennewick Canal was left unfinished and most of the nearly 400 residents of Kennewick left the town by 1899.

3 "Yakama Nation History," Yakama Nation, accessed April 10, 2024, <https://www.yakama.com/about/>; "CTUIR - History & Culture," Confederated Tribes of the Umatilla Indian Reservation, accessed April 10, 2024, <https://ctuir.org/about/history-culture/>.

4 Jim Kershner, "Kennewick -- Thumbnail History," *HistoryLink.org*, March 2, 2008, <https://historylink.org/File/8499>.

5 Kershner, "Kennewick -- Thumbnail History."

6 Kershner, "Kennewick -- Thumbnail History."

7 Kris Polly, "The History of the Kennewick Irrigation Project," *Irrigation Leader*, August 2017, 29.

Incorporation and Agriculture Related Growth (1903–1929)

Kennewick finally began to flourish in 1903, when the Kennewick Canal was completed. The Northern Pacific Irrigation Company acquired it in 1901, and repair and construction work, led by C. E. Burlingame, began in 1902. Prospective farmers purchased agricultural tracts surrounding the town, and on April 7, 1903, water arrived in the area.

Agriculture provided an economic driver for the town, and Kennewick quickly began to grow. Between 1903 and 1910, the population increased by over 1,000, from 183 to 1,219 residents. As agricultural efforts gained traction, Kennewick became the natural market center. Kennewick officially incorporated in 1904 and truly began to resemble a town. By 1910, three railroad lines crossed the Columbia to pass through Kennewick—the Northern Pacific, Great Northern, and Oregon-Washington Railroad and Navigation Company, cementing the city’s value in the region.

Despite its crossroads location and initial post-incorporation boom, Kennewick’s growth was not as fast as expected in these early years. The completion of the Kennewick Canal did irrigate surrounding agricultural land, but the vast acreage was still limited in potential as more irrigation efforts were needed to expand access to water. However, a commercial district had developed, centered around Kennewick Avenue (then Second) and Auburn Street (then Yakima). In 1905, commercial construction was largely wood-frame and one to two stories in height, with the occasional stone building (e.g., a blacksmith shop). Businesses were largely stores, saloons, and food-related establishments (e.g., restaurant, butcher). The upper stories of downtown buildings were frequently used for lodging.⁸

The 1909 Sanborn maps reflect the city’s growth patterns between 1903 and 1910. The Kennewick and Auburn intersection remained the primary commercial center, with more industrial buildings (e.g., warehouses, breweries) flanking the railroad line and towards the riverbank. There were a few more masonry buildings constructed in the downtown area during this time, but wood remained the primary construction material. Residential areas encircled the downtown area, but they were less dense. Only a handful of buildings within the survey area for this project remain from this period and include the Reed Block (two buildings, 2 and 6 North Washington Street, each built 1906), King Block (300 West Kennewick Avenue, 1907), and the C.W. Williams Building (127 West Kennewick Avenue, 1909).⁹

Over the next two decades, there was a significant uptick in downtown construction and a shift from wood-frame buildings to masonry buildings. The 1925 Sanborn maps for the downtown area show a significant increase in density and development that extended further to the west along West Kennewick Avenue to Cascade Street. The intersection of Washington Street and Kennewick Avenue also developed as an extension of the downtown area, as Washington Street provided a connection between the waterfront area to the north of the railroad and the downtown commercial core to the south.¹⁰ Thirty-six buildings constructed between 1910 and 1929 remain within the survey area and include the Kennewick Transfer Building (112 West Kennewick Avenue, 1914) and P.J. Murphy Building/Liberty Theatre (101 West Kennewick Avenue, 1920). Non-commercial buildings were also constructed in the downtown core during this period, reflecting the city’s development and walkability of nearby residential districts. These include a funeral parlor (320 West First Avenue, 1925, large west addition added in the midcentury), Kennewick First United Methodist Church (407 West Kennewick Avenue, 1922), and First Presbyterian Church (201 South Auburn Street, 1920).¹¹

8 Sanborn Fire Insurance map, Kennewick, 1905.

9 Seven buildings were constructed between 1903 and 1909 within the survey area, in addition to the three buildings listed in the text, the four other buildings constructed between 1903 and 1909 include: 16 W Kennewick Avenue, 6 N Washington Street, 27 N Auburn Street, and 222 W Kennewick Avenue.

10 Sanborn Fire Insurance maps, 1925.

11 Sanborn Fire Insurance maps, 1925.

Depression, World War II, and Early Post-War Development (1930–1959)

As in its early years, irrigation projects drove agricultural expansions that led to population growth and city development and construction in Kennewick. During the Great Depression, New Deal projects not only provided jobs for the unemployed, but also drove the design and construction of significant infrastructure projects. In the greater Kennewick area, the U.S. Reclamation Service (now Bureau of Reclamation) implemented the Columbia Basin Project.

The U.S. Reclamation Service began studying the Columbia Basin for a massive irrigation project to funnel water to arid land for agricultural use in 1902, but it was initially concluded that it was infeasible given the sheer cost. But in 1918, Rufus Woods published William Clapp's plan to build a dam on the Columbia River to bring water through the Grand Coulee to irrigate the Columbia Plateau. Eastern Washington residents lobbied for the plan and the National Recovery Act allocated funds for preliminary work at what would become the Grand Coulee Dam in 1933. The dam and two powerhouses were constructed between 1933 and 1951, with a third powerhouse constructed between 1967 and 1975. The irrigation elements began shortly after the end of World War II in 1945.¹²

Another significant federally funded development beginning after 1943 created a new economic driver for Kennewick and the surrounding area—development of the Hanford site to produce plutonium for the nation's atomic weapons program. DuPont, under contract with the U.S. Army Corps of Engineers, began construction on Hanford Engineer Works in March 1943. During the war, thousands of employees worked at the site producing plutonium; by 1955 there were eight nuclear reactors at Hanford with a ninth in operation by 1963.¹³

As a result of these two federal programs, which funneled money and attracted workers from across the nation into the region and employed significant portions of the local population, Kennewick was able to diversify economically and grow as a community. This influx of cash and people led to the construction of many of the buildings in the downtown commercial core. Nearly 60 buildings within the survey area were constructed during this period. Many buildings that were constructed prior to this time also received façade improvements or additions.

With the federal employment opportunities in the region, and an executive order (No. 8802) prohibiting racial discrimination by private firms receiving federal contracts, 15,000 African Americans moved into the Tri-Cities area. About 5,000 (or 10 percent) of Hanford's workforce was Black.¹⁴ Although they relocated to the Tri-Cities area seeking higher wages, according to the National Park Service, "[T]hey faced Jim Crow racism and segregation that was common throughout the US at that time."¹⁵ Despite this influx of Black workers into an otherwise predominantly White community, Black workers were forced to live in either a segregated neighborhood in Pasco or in segregated barracks at the Hanford Reservation.¹⁶ Kennewick utilized restrictive covenants and sundown laws to keep out Black residents.¹⁷ Fewer than 20 Black residents were recorded in Kennewick in the 1970 census and although the Black population did grow during the following decade, Black residents still only

12 Kelsey Doncaster, "Columbia Basin Project," HistoryLink.org, October 3, 2021, <https://www.historylink.org/file/21312>.

13 Paul Lindholdt and Lilian Seitz, "Hanford Nuclear Site," HistoryLink.org, October 26, 2020, <https://www.historylink.org/file/21101>.

14 Knute Berger, "Hanford's Diverse Human History Deserves to Be Told," Crosscut, May 15, 2016, <https://crosscut.com/2016/05/hanford-nuclear-reservation-african-americans>.

15 Manhattan Project National Historical Park (U.S. National Park Service), "African Americans & the Manhattan Project," National Park Service, accessed April 11, 2024, <https://www.nps.gov/mapr/learn/historyculture/african-americans.htm>.

16 Alexis Newman, "African Americans and the Manhattan Project, Richland, WA (1942-1945)," July 23, 2017, <https://www.blackpast.org/african-american-history/african-americans-and-manhattan-project-richland-wa-1942-1945/>.

17 Sundown laws ban Black people from being in the community after dark, preventing them from living or even working or recreating after dark in that community. Richland went a step further

comprised less than one percent of the entire city's population.¹⁸ And although the Hispanic/Latino population also grew in the surrounding Tri-Cities region with expanding agricultural ventures, Kennewick continued to remain predominantly White.

Several new industries and businesses arrived in Kennewick during this time, including an experimental asparagus freezing plant, bulk wheat shipment via barge, and new canneries, including the Campbell's Custom Cannery (35 North Benton, 1935) and a branch of the Walla Walla Canning Company.¹⁹ Sewer service was extended to the Walla Walla Canning Company cannery building and the Big Y asparagus plant in 1940. Only a few buildings were constructed during the 1930s but beginning in 1940 there was a significant uptick in new construction within the downtown core, with five buildings within the survey area built in 1940 alone. Between 1930 and 1940, Kennewick experienced tremendous population growth of 20 percent.

In the 2005 historic context of the downtown area, author Robin Bruce commented:

Notably none of the new buildings were constructed on Kennewick's historic and principal commercial corridor—Kennewick Avenue. With the exception of the Grange Supply warehouse, all of the following buildings pushed south on side streets intersecting with Kennewick Avenue, thus changing the linear orientation of the downtown to a more rectangular-shaped commercial downtown grid that eventually expanded into the city's present commercial core.²⁰

Other additional construction in the pre-World War II years in Kennewick—fueled by the growth of agricultural and hydropower in the region—include the Columbia Valley Telephone Company Building (11 South Benton Street, 1940) and Hunt's Radio and repair (17 North Auburn Street, 1940).

During the war years when the U.S. entered World War II, construction remained steady in the downtown area, with at least 14 buildings within the survey constructed between 1943 and 1945. These include Cecil and Jim's Auto Center (15 North Auburn Street, 1943) and the Bailey Building (315 West Kennewick Avenue, 1945). Kennewick's population growth did not stall during this period and a need for increased housing became critical. City officials even sought to have parts of the city designated as defense zones so they could construct residential buildings.²¹ Between 1940 and 1950, Kennewick's population increased tenfold, shooting up from 1,918 in 1940 to 10,106 by 1950.²²

Although there was sustained construction in Kennewick during WWII, there was a significant boom following the conclusion of the war beginning in 1946. Building permits exceeded \$1 million for the first time in 1946, doubling the 1945 numbers, and were mostly evenly divided between residential and commercial construction. This boom continued through 1950—over 20 buildings remain within the survey area that were constructed during this five-year period. These include the Doverspike Building



18 "Mapping Race and Segregation in Tri-Cities, Washington, 1970-2020," University of Washington | Civil Rights & Labor History Consortium, updated 2020, <https://depts.washington.edu/labhist/maps-race-tricities.shtml>; Steven Manson et al., "National Historical Geographic Information System: Version 12.0" (2017), <https://doi.org/10.18128/D050.V12.0>.

19 Bruce and Western Historical Services, "An Inventory, Evaluation, and Context History of Thirty- Three Historic Buildings in the City of Kennewick's Downtown, Benton County, Washington," 12.

20 Bruce and Western Historical Services, "An Inventory, Evaluation, and Context History of Thirty- Three Historic Buildings in the City of Kennewick's Downtown, Benton County, Washington," 13.

21 Bruce and Western Historical Services, "An Inventory, Evaluation, and Context History of Thirty- Three Historic Buildings in the City of Kennewick's Downtown, Benton County, Washington," 15.

22 Office of Financial Management, "Decennial Census Counts, 1890-2020," accessed April 11, 2024, <https://ofm.wa.gov/washington-data-research/population-demographics/population-estimates/historical-estimates-april-1-population-and-housing-state-counties-and-cities>.

(314 West Kennewick Avenue, 1946), Interstate Telephone Company Building (15 South Benton Street, 1947), Columbia Irrigation District Building (10 East Kennewick Avenue, 1947), the Washington Street Mill (116 West Second Avenue, 1948), and Bettendorf's Printing (14 South Benton Street, 1950).

The immediate post-war building boom in the downtown commercial area slowed after 1950, with only 14 buildings within the survey area constructed between 1951 and 1959. These include a Safeway grocery store (114 South Auburn Street, 1951), and low-rise office construction like 15 North Cascade St (1956). Some one-part block buildings were also constructed during this period, rebuilding the traditional downtown commercial core along West Kennewick Avenue, including 9 West Kennewick Avenue (1956) and 11 West Kennewick Avenue (1957). These buildings are stylistically different than earlier one-part block construction in the downtown core, with angled storefronts and modern materials that were similar to many of the ca. 1940s to 1950s storefront remodels of older buildings.

Suburban Development Influences (1960–1979)

Population growth remained steady in Kennewick over the next two decades, reaching 14,244 residents in 1960 and 15,212 in 1970. Commercial construction continued on a limited basis in the downtown core during these years and reflect popular design trends of the mid-20th century period. Distinctive downtown buildings within the survey area constructed during this time include the J. Storm Building (223 West First Avenue, 1966), Banner Bank (203 West First Avenue, 1967), and Key Bank (23 West Kennewick Avenue, 1977). The bank buildings, notably, reflect more suburban development patterns—a large building surrounded by surface parking and drive-thru banking access—rather than continuing previous development patterns in the downtown core. The Key Bank is distinctive in this grouping in that it is oriented to, but set back from, West Kennewick Avenue. However, true to its late 20th century design influences, the front entrance design has a wide 12-foot walkway extending between the bank's front entrance and West Kennewick Avenue that is flanked by parking. The building at 23 West First Avenue has this same dynamic, but connecting to First Avenue. The other banks are more what one would expect of a bank along the street, with parking to the side and rear. The Columbia Center Mall—a suburban mall—was constructed outside of the downtown core in northwestern Kennewick in 1969.

Kennewick's population boomed once again during the 1970s, more than doubling between 1970 and 1980 and reaching 34,397 residents by 1980.²³ During the 1970s over 160 plats were recorded within the city, the largest volume of any decade, extending residential development to the southwest up to the base of the south ridge. This growth influenced development patterns within the downtown commercial core, introducing suburban design influences, such as expansive parking and larger scale buildings capable of accommodating higher user volumes. This population surge was the result of the construction of three Washington Public Power Supply System (WPPSS) nuclear plants at nearby Hanford in the 1970s—a boost that was felt throughout the Tri-Cities area, not just Kennewick.²⁴ Other industry during this time included chemical plants and frozen food warehouses, along with research and development. The Pacific Northwest Laboratory (now Pacific Northwest National Laboratory or PNNL) was established in nearby Richland in 1965 to separate research and development from the Hanford site and continues to be a significant employer in the region.

23 Office of Financial Management, "Decennial Census Counts, 1890-2020."

24 Kershner, "Kennewick -- Thumbnail History."

Recent Years (1980–present)

The WPPSS projects busted in the early 1980s, and an economic depression hit the entire area. However, Kennewick has continued to grow in recent years and remains the commercial center of the Tri-Cities area. Residential development within the city limits has continued to infill along the lower edge of the south ridge, and by the 2010s began extending up the east slope of the ridge. The Centennial Flag Plaza at the northwest corner of W Kennewick Avenue and North Benton Street was dedicated in 1989. During the 2000s the facades on several buildings within downtown Kennewick were redone (12 West Kennewick Avenue, 2003; 111 and 113 West First Avenue, 2008; 119 West First Avenue, ca. 2000).

Survey Results

Overall, buildings in the survey area retain a moderate level of architectural integrity.

Survey results were different than expected, with a higher frequency of storefront alterations, the number of large, mid-20th century commercial building developments along West First Avenue, and the number of front facade changes that unified the fronts of multiple buildings into a single facade design. Exterior building alterations tended to affect windows (conversion to vinyl or metal) and storefronts (redoing display windows and bulkheads and changing parapet cladding). Plan changes were infrequent.

Retention of significant features were most notable in the following:

- **Ca. 1940s development.** Just over 30 percent of the buildings along West Kennewick Avenue are attributed to having been built between ca. 1940 to 1949. At least seven buildings were built between ca. 1940 to 1943. This volume of construction during and immediately following World War II is notable due to the rapid and high level of economic investment to build them during a period of material restrictions that limited non-defense construction; it's also notable because of the associated economic activity generating the new businesses occupying these buildings.
- **Ca. late 1940s to 1950s storefront design.** There is a concentration of buildings with late 1940s to 1950s storefronts. Some of these were constructed and others remodeled during that period. A period-built example is 314 West Kennewick Avenue, and a period remodeled example is 203 West Kennewick Avenue. These storefronts utilize similar thin aluminum mullions, narrow stops holding in the large plate-glass display windows, and often have a decorative horizontal band (aluminum or wood) with raised reeding and mitered corners below or around the display windows. There are several jewel box storefronts (where the storefront projects beyond the bulkhead). This consistency of design suggests that the majority of these buildings were constructed, or storefronts remodeled, over a short time period.
- **Mid to Late-20th Century buildings.** Along West First Avenue and South Auburn Street are a dispersed collection of six large commercial buildings built in the 1950s to 1970s, along with the building at 2 West Kennewick Avenue. These buildings generally convey a high level of design, workmanship, and materials. There are also two comprehensive and notable remodels during this period, of 6 West Kennewick Avenue and 320 West First Avenue, that convey the same high level of design and materials. The concentration and level of investment evident in the designs, workmanship, and materials used conveys a period of economic growth following the initial ca. 1940s to 1950s period that led to construction and storefront changes along West Kennewick Avenue.
- **One- and two-part block commercial buildings along West Kennewick Avenue.** West Kennewick Avenue retains a high concentration of buildings with one- and two-part commercial block forms. This consistency, with minimal vacant lots or surface parking, provides a cohesive visual character and sense of feeling, association, and setting to the downtown commercial core.
- **North to south cross street development.** West Kennewick and West First Avenue both run east to west. The downtown's basic layout and commercial development orientation has been, and remains focused on, these east to west streets. Development along the north to south cross streets is notable for its density (particularly along North Benton Street and North Auburn Street) and connecting role. Cross streets north of West Kennewick Avenue link the commercial core with industrial and warehouse development along and north of West Canal Drive. Cross streets south of West Kennewick link the commercial core along West Kennewick with expanding commercial development along West First Avenue. This cross linking provides notable continuity of setting,

association, and feeling within the downtown. This pattern along North and South Auburn Street is evident as early as 1905 based on Sanborn Fire Insurance maps.

- **North Washington Development.** The two buildings (2 and 6 North Washington Street) built ca. 1906 along North Washington Street at the east end of West Kennewick Avenue provide a notable visual anchor to the commercial core along West Kennewick Avenue.

Changes to original features were most notable in the following; refer to “**Table 8. Table Cladding, Window, and Plan Changes**” on page 22 below for building count by level of level of alteration:

- **Cladding changes** include the use of stucco, T1-11, fiber cement board, and vinyl siding within the survey area. Refer to “**Map 11. Cladding Alterations**” on page 58 for cladding alterations. Within the survey area 52of the buildings have intact or only slight cladding changes.
- **Window changes** were generally moderate to extensive, with only a few buildings with intact windows. Storefront displays are counted as windows for the purpose of gauging the level of window alterations and account for many of the changes along West Kennewick Avenue. Depending on when these changes occurred relative to the recommended period of significance for the eligible Downtown Kennewick Historic District, some of these changes may be significant. Refer to “**Map 13. Window Alterations**” on page 60 for window alterations. For the most part, storefront display window changes involved switching from wood to aluminum, with some vinyl display windows. Upper story window changes often consisted of changing from wood single/ double-hung operations to vinyl single-hung or horizontal sliders and fixed sash. There were aluminum windows as well as some steel windows.
- **Plan changes** were relatively minor, with most buildings remaining intact or with slight changes. Plan changes were typically rear additions of varying sizes, with only a couple front additions (such as 323 West First Avenue and 214 West Kennewick Avenue). Refer to “**Map 12. Plan Alterations**” on page 59 for plan alterations.

Table 8. Table Cladding, Window, and Plan Changes

FEATURE	BUILDING COUNT BY LEVEL OF ALTERATION			
	Intact	Slight	Moderate	Extensive
Cladding	24	37	25	32
Window	15	21	20	59
Plan	73	27	9	9

Functions

Historic function pertains to the how the resource was originally used. In the case of buildings surveyed, all historic functions related to their original design. Buildings within the survey area were built primarily for commercial use. Attributed historic functions are based on Sanborn Fire Insurance maps and building forms, further research may identify different or additional historic functions for buildings.

Transportation use:

- **Road-related** (vehicular, three buildings). This function consisted of three buildings originally built and used as garages, with car capacities ranging from 15 to 20 cars. The buildings are 4 South Cascade Street, 19 North Benton Street, and 124 West Kennewick Avenue. Two included an associated repair space and by 1942 two had transitioned to automobile sales rooms.

Commercial use:

- **Business** (one building). This function as an office building applies to only one building in the survey area (110 North Cascade Street, built ca. 1970).
- **Financial institution** (five buildings). This function consists of banks, built between ca. 1906 and ca. 1977 within the survey area. These are all architecturally prominent buildings and convey a function important to the growth and development of downtown Kennewick.
- **Organizational** (one building). This function applies to only one building in the survey area, the Tri City Construction Council building at 20 East Kennewick Avenue (ca. 1960).
- **Professional** (five buildings). This consists of small-scale buildings used for an office function, such as an engineering office or law office. The building at 313 West Kennewick Avenue is notable for its single dwelling form but commercial use and location. Other buildings within the survey area included office functions, but in conjunction with retail and other functions, so they were classified as specialty stores.
- **Restaurant** (three buildings). These include the notable brick building at 27 North Auburn Street (ca. 1906). Other buildings within the survey area included restaurant functions, but in conjunction with retail and other functions, so they were classified as specialty stores.
- **Specialty store** (71 buildings). This is the defining function for downtown Kennewick. These buildings typically included a mix of uses including bakery, drug store, post office, printing services, confectionery, groceries, dry goods, cards and billiards, and hardware store.
- **Warehouse** (nine buildings). This function includes buildings along West Canal Drive and the east end of West Albany Avenue. These correspond to their location along industrial and warehouse concentration areas along the railroad tracks between West Canal Drive and West Railroad Avenue. This function influenced the prevailing utilitarian character, forms, design, and materials used for buildings in this area.

Domestic use:

- **Multiple-family dwelling** (two buildings). This function conveys some increased housing density within downtown Kennewick. Other buildings within the survey area included upper floor apartment functions (such as 322 West Kennewick Avenue, 300 West Kennewick Avenue), but in conjunction with retail and other ground floor functions, and so were classified as specialty stores.
- **Single-family dwelling** (four buildings). This function occurs at the edge of the survey area, where commercial functions transition to residential neighborhoods.

Funerary use:

- **Mortuary** (one building). This function occurs at the west end of the commercial area, transitioning between commercial uses and residential neighborhoods. The function is characteristic of and important to the growth and development of the city.

Industry/Processing/Extraction use:

- **Communications facility** (three buildings). This function applies to a cluster of three buildings and follows the movement of the city's telephone exchange from the second floor of the 127 West Kennewick Avenue building to 11 South Benton Street (KRHP-listed), and then to 15 South Benton Street.
- **Manufacturing facility** (one building). This function applies to only one building in the survey area, used for commercial woodworking at 116 West Second Avenue (ca. 1948) and remains in the same use.

Recreation and Culture use:

- **Music facility** (one building). This function applies to only one building in the survey area, at 6 West Kennewick Avenue (ca. 1910); the 1925 Sanborn Fire Insurance map identified the second-floor use as a dance hall.
- **Theater** (one building). This function applies to only one building in the survey area, which was formerly used as the Liberty Theatre (101 West Kennewick Avenue, built in 1920).

Agriculture/Subsistence use:

- **Processing** (three buildings). This applies to buildings at 118 North Cascade Street, formerly used as a creamery; at 35 North Benton Street, originally used as a cannery; and at 114 West Kennewick Avenue, formerly used for meat and sausage processing.
- **Irrigation facility** (one building). This function applies to only one building in the survey area, the Columbia Irrigation District building at 10 East Kennewick Avenue (ca. 1947) and remaining in the same use.

Religion use:

- **Religious facility** (two buildings). This function applies to two buildings that remain in ongoing use as churches. They are located at the edges of the survey area, where the commercial functions transition to residential neighborhoods.

Building Forms

The building forms within the survey area convey a range of architectural influences and development periods. Commercial forms are the most widely used, with the one-part (64 buildings) and two-part (21 buildings) blocks comprising the majority within the survey area. Refer to the following table and “**Map 7. Building Forms**” on page 54 for building forms.

Table 9. Building Forms

Form	Number within Survey Area
Church—Inset Corner Steeple	2
Commercial	5
Commercial—Central Block with Wings	1
Commercial—Enframed Window Wall	4
Commercial—One-Part Block	64
Commercial—Strip Commercial	1
Commercial—Temple Front	1
Commercial—Two-Part Block	21
Commercial—Vault	3
Gas Station	1
Gas Station—Box with Canopy	1
Multiple Dwelling—Duplex	1
Multiple Dwelling—Four-Unit Block	1
Single Dwelling	4
Utilitarian	8

The two building forms that are visually defining to the survey area are the one- and two-part commercial blocks. These are described below.

One-Part Commercial Block

The one-part commercial building form was developed during the mid-19th century and quickly gained popularity. According to Richard Longstreth, one-part commercial block buildings “could generate income, yet represented a comparatively small investment” against larger-scale buildings.²⁵ In communities where development pressure was and is high, it is rare to find intact one-part commercial blocks constructed prior to 1900, as either second stories were added to increase value and use or they were demolished to make way for larger buildings. The one-part commercial block form is characterized by a single-story with a prominent facade and parapet. The first-story zone contains public interfacing space, with a storefront and direct sidewalk access. Examples of first-story functions include post office, grocer, butcher, restaurant, retail, and hardware store. These all benefit from public visibility into their space, and the frequent foot traffic associated with a downtown location.

Two-Part Commercial Block

The two-part commercial block form is characterized by two or more stories and a horizontal division into two distinct interior zones. The two-part commercial block building form was popular nationwide from the 1850s through 1950s for small and moderate sized commercial buildings. Two-part commercial blocks feature a horizontal division into two distinct zones; the zones correspond to functions with different levels of public use. The first-story zone contains public interfacing space with a storefront and direct sidewalk access. Examples of past first-story functions can include jeweler, drug stores, bank, bakery, grocery, and restaurants. These functions benefit from visibility into their space via the storefront, and the frequent foot traffic associated with a downtown location. The upper stories contain private functions; this can include apartments, offices, and meeting halls. These functions benefit from separation from street-level activity and windows for day lighting and ventilation.

Architectural Styles

Buildings surveyed convey a range of architectural style influences and the stylistic trends. Commercial and Modern were the two most widely used styles within the survey area based on extant buildings. The following identifies the number of buildings for each style; refer to “**Map 10. Architectural Styles**” on page 57 for architectural styles distribution.



Buildings identified as not designed per a specific style may exhibit influences from one or more styles or be vernacular in their development to support a specific function rather than a specific style. Buildings identified as having no style may also have been so significantly altered that cladding, window, and/or plan changes have obscured or removed original stylistic elements.

Revival Architectural Styles

These styles reflect popularity trends in reviving aspects of past architectural traditions. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style, and an example photograph.

25 Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000).

Table 10. Revival Architectural Styles

Styles	No. Within Survey Area	Description	Image
Classical Revival	3	Classical Revival is a transitional architectural style popular during the early decades of the 20th century, incorporating classical details on residential and commercial buildings. ²⁶ These classical details include cornice or eave returns, classical columns or pillars, and modillions. Classical Revival buildings may lack the symmetry that is typically seen on Colonial Revival buildings. Examples include 2 and 6 North Washington Street (ca. 1906) and 27 North Auburn (ca. 1906).	
Collegiate Gothic	2	The Collegiate Gothic style is the religious, institutional, and educational counterpart to the domestic architectural style of Tudor Revival. Collegiate Gothic got its start in the U.S. in the mid-1800s as Gothic Revival and was utilized on both religious and institutional buildings. It soon became a popular architectural style for university campuses and was employed on buildings erected at Boston College, Yale, Duke, and Princeton. Charles D. Maginnis' design of Gasson Hall (1908) at Boston College was published in 1909. His design was well-received and helped launch Collegiate Gothic as a dominant architecture style for educational buildings for the next several decades. ²⁷ Common features of Collegiate Gothic buildings include masonry construction, stepped or crenelated parapet(s), gothic arched entrances, towers and bay windows, cast stone tracery, decorative panels and finials and steeply pitched, varied rooflines. Examples consist of 201 South Auburn (ca. 1920) and 407 West Kennewick Avenue (ca. 1922).	



American Movement Architectural Styles

These styles convey trends and stylistic preferences that were popular during the initial period of downtown Kennewick’s growth and development following the town’s incorporation in 1904. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style and an example photograph.

26 Alan Gowans, *The Comfortable House: North American Suburban Architecture, 1890-1930* (Cambridge, MA: The MIT Press, 1986), 177-179.

27 “Collegiate Gothic: 1910-1950,” *Washington State Department of Archaeology and Historic Preservation*, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/collegiate-gothic> (accessed January 18, 2019).

Table 11. American Movement Architectural Styles




American Movement Architectural Styles	No. Within Survey Area	Description	Image
Commercial	26	<p>There are many buildings within the survey area that reflect the Chicago School or Commercial style. Although the Chicago School is associated with the tall skyscraper construction that emerged through technological advances in construction, elements of the resulting Commercial style were applied to much smaller buildings. Key characteristics of the style, on smaller commercial buildings, include minimal ornamentation, flat roofs with simple cornices, and classic storefront arrangements (i.e., bulkhead, storefront windows, transom). Examples include 205 West Kennewick Avenue (ca. 1910), 114 West Kennewick Avenue (ca. 1910), 112 West Kennewick Avenue (ca. 1910), 109 West Kennewick Avenue (ca. 1910), and the two-story 127 West Kennewick Avenue (ca. 1909).</p>	
Craftsman	2	<p>This architectural style stemmed from southern California and draws on the influences of the Arts and Crafts movement, (which originated in Britain) and the work of Charles and Henry Greene in Pasadena. This style was popular with American working-class families during the early 1900s in that they were well-sized for a family but could be inexpensively built using kits or through adaptations of pattern book plans by local builders. Craftsman-style houses are typically one to one-and-a-half stories and often feature asymmetrical facades, low-pitched roofs, porches with tapered or squared piers, and exposed or decorative structural members.²⁸ Examples include 421 West Kennewick Avenue (ca. 1910) and 319 West First Avenue (ca. 1910).</p>	

Modern Movement Architectural Styles




These styles convey trends and stylistic preferences popular during two periods of downtown Kennewick’s growth and development. The first phase spanned ca. 1940s through ca. 1950s and tended to include Art Moderne/Streamlined Moderne, Early American, and Minimal Traditional. The second phase spanned the period ca. 1960s through 1970s during which building design tended to use International, New Formalism, Neo Expressionism, Stripped Classical, Contemporary, and Populuxe/Googie styles. The following table lists the styles identified in the survey area, the number of buildings designed with this style, a brief description of the style, and an example photograph.

²⁸ Caroline T. Swope, *Classic Houses of Seattle: High Style to Vernacular, 1870-1950*, (Portland, OR: Timber Press, Inc., 2005), 102.

Table 12. Modern Movement Architectural Styles

Modern Movement Architectural Styles	No. Within Survey Area	Description	Image
Art Moderne/ Streamlined Moderne	5	Streamline Moderne emerged in the late 1920s and was popular through the early 1940s until it was abandoned during World War II. Like Art Deco, the style emphasized machine design and technological advances. However, Streamline Moderne was more of a middle ground style between the ornate luxury of Art Deco and the emerging minimalism of the International style. Key elements of the Streamline Moderne style include smooth, curving lines and an emphasis on horizontal lines, modern materials (e.g., concrete, stucco, vitrolite glass, stainless steel), and glass block. Examples include 306 West Kennewick Avenue (ca. 1940), the facade remodel of 19 North Benton Street (ca. 1910, ca. 1945 remodel), 14 South Benton Street (ca. 1950), and 15 East First Avenue (ca. 1947).	
Contemporary	2	This style was popular nationally from the 1950s through the 1960s. The flat roofed subtype of this style was influenced by the International style but lacks the stark wall facade treatments. Cladding often includes a mix of contrasting materials, including wood, stone or simulated stone, or brick veneer. Roofs feature broad enclosed overhangs with exposed supporting beams and structural supports. Examples consist of 23 West First Avenue (ca. 1961) and 303 West First Avenue (ca. 1961).	
Early American	2	Early American is a post-WWII version of Colonial Revival applied to mid-20th century buildings. Buildings with the Early American style may have classical elements such as columns, porches or porch hoods, and multi-lite windows. Inoperable shutters may also flank windows. ²⁹ Examples include 314 West Kennewick Avenue (ca. 1946) and 10 North Dayton Street (ca. 1947).	

²⁹ . Washington State Department of Archaeology and Historic Preservation, “Mid-Century Modern Architecture in Washington State.” Accessed June 2021. <https://dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf>




Modern Movement Architectural Styles	No. Within Survey Area	Description	Image
International	1	The International style was popular in the mid-1930s until the 1960s and influenced the subsequent Contemporary style. International style buildings often feature flat roofs, cubic massing, smooth exterior surfaces, minimal or simple detailing, horizontal bands of windows, and asymmetrical projections. ³⁰ The exterior cladding was typically smooth, likely poured concrete, tile, stucco, or plywood painted in one color to emphasis a clean aesthetic. ³¹ The one example is 114 South Auburn Street (ca. 1951).	
Mansard	2	The Mansard style gained popularity between 1960 and 1975 as a Modern reduction and interpretation of the French Second Empire Style that was popular in the 19th century. The roofline is the principal visual feature. The mansard roofs may have recessed or projecting window openings, and the roofline may be flared. Exterior building finishes typically vary and can include brick veneer, T1-11, or shingle siding. ³² The two examples are 319 West Kennewick Avenue (ca. 1945, attributed to a later remodel) and 315 West First Avenue (ca. 1970).	
Minimal Traditional	1	Buildings designed in this architectural style bridge the gap between the period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional buildings, with their simplified traditional architectural features and compact form, became popular during the Great Depression. Houses in this style are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney. ³³ Larger, two-story examples of this style are less common. The lone example is 107 South Benton Street (ca. 1930).	

30 BOLA Architecture + Planning, “Mid-Century King County: A Context Statement on Post-War Residential Development,” (August 2017), prepared for the King County Preservation Program, 6.

31 Michael Houser, “Mid-Century Modern Architecture in Washington State,” Department of Archaeology and Historic Preservation (March 2016), <https://dahp.wa.gov/sites/default/files/MidCenturyWorkshop%20reduced.pdf> (accessed April 28, 2022).


32 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 111-112.

33 Swope, 478.

Modern Movement Architectural Styles	No. Within Survey Area	Description	Image
Modern	11	The term “modern” is quite broad and for the purposes of this survey; buildings that are classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-20th century. Examples include 120 West First Avenue (ca. 1954), 6 West Kennewick Avenue (ca. 1910, attributed to later remodel), and 320 West First Avenue (ca. 1925, attributed to later remodel).	
Neo-Expressionism	1	The Neo-Expressionism style sought to employ dramatic and whimsical architectural features to elicit an emotional, rather than intellectual response from people who saw it. This emerged in contrast with the formality of styles such as New Formalism. Sculptural forms are a key characteristic, which includes fragmented lines, form distortion through curves and organic design, and asymmetrical compositions. Buildings utilize modern materials and will often incorporate roof forms that are not conventional. ³⁴ The one example is 223 West First Avenue (ca. 1966).	
New Formalism	2	New Formalism was an architectural style that was popular in the 1960s and 1970s. It was often used on banks, institutional, and civic buildings. New Formalist buildings were often monumental and emphasized symmetry, but reflected contemporary materials and building techniques (e.g., umbrella shells, waffle slabs, and folded plates). These buildings apply “the formal geometries of classicism in new forms, materials, and decorative expressions.” ³⁵ The two examples are 203 West First Avenue (ca. 1967) and 21 South Cascade Street (ca. 1960).	

34 Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*, (2021), prepared for the Washington State Department of Archaeology and Historic Preservation, 115-116.

35 Painter Preservation and helveticka, “Spokane Mid-20th Century Architectural Survey Report: City of Spokane Mid-20th Century Modern Context Statement and Inventory,” (2017), prepared for Spokane Historic Preservation Office, 24.

Modern Movement Architectural Styles	No. Within Survey Area	Description	Image
Populuxe/ Googie	1	The Googie and Populuxe styles are essentially the same, or very similar, styles—Populuxe is typically applied to residential construction and Googie to commercial. These styles emerged in the post-World War II era as new technologies allowed for the mass production of sculptural metal and plastic. The styles are futuristic and reflective of the space age of the 1960s. Exaggeration, dramatic angles, plastic, steel, neon, and canted windows are hallmarks of these styles. The one example is 2 West Kennewick Avenue (ca. 1965).	

Individual NRHP Eligibility

NWV staff evaluated surveyed resources for potential eligibility for individual listing to the NRHP. Future research may yield information that would make a resource eligible under other criteria.

While architecture is the principal area of significance based on the RLS and review of the architectural character of buildings within the survey area, the areas of significance of commerce and community planning and development were also utilized, based on the historic context and historic building functions.

The National Park Service’s *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations:

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- 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
- D. That have yielded or may be likely to yield, information important in history or prehistory.


Survey Area Analysis




Of the resources surveyed, the following 15 in “**Table 13. Recommended NRHP Eligible Resources**” on page 32 appear to retain integrity conveying their association with the applicable area of significance to be considered for individual NRHP listing. All resources recommended for individual NRHP eligibility are also recommended for WHR eligibility and KRHP eligibility. Refer to “**Map 4. NRHP Individual Eligibility**” on page 51 for a map of these resources.




Staff utilized criteria A and C. As this was an RLS, the evaluation under criteria B was limited because research into the history of the building’s past occupants and builder(s) was not part of the scope. RLS work focuses on what is observable from the public right-of-way, which is basically architectural character and historic function. Intensive-level surveys delve into the more detailed research.




- **Criterion A** (association with events) is based on the significance areas of community planning and development and commerce. This analysis was informed by a review of early plat maps for the survey and adjacent areas, our understanding of the historic function of buildings, and extant significant features conveying these associations that were observable from the public right-of-way. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods previously described in the historic context. The localized pattern of Kennewick’s downtown commercial core identified in the historic context and the role some resources had in this pattern led to recommending them for individual eligibility. No individual property research was completed as part of this study. Recommendations for future research is addressed in each resource and the recommendations section. Several resources are recommended as individually eligible for NRHP listing under criterion A.
- **Criterion C** is based on significance of architecture. This analysis was informed by the resource’s architectural character and comparable resources within both the survey area and as observed by NWV staff in other communities through similar survey work. The architectural character was assessed from the public right-of-way and generally informed by the extent of significant features conveying these associations and the level of alterations that were observable from the public right-of-way. Several resources were identified as potentially individually eligible for NRHP listing under criterion C.


Table 13. Recommended NRHP Eligible Resources





Address	Ca. Year Built	Description	Image
203 West First Avenue	1967	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city’s post-World War II-era growth and development. Extant physical features conveying these associations include the building’s style (New Formalism), form (one-part block), cladding (brick and fiberboard panels), roof type (flat with vaulted, tapered eaves), and storefront windows (bronze finished anodized aluminum). Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building’s style (New Formalism, a prominent example within Kennewick’s downtown), form (one-part block), cladding (brick and fiberboard panels), roof type (flat with vaulted, tapered eaves), and storefront windows (bronze finished anodized aluminum). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	


Address	Ca. Year Built	Description	Image
223 West First Avenue	1966	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development. Extant physical features conveying these associations include the building's style (Neo-Expressionism), form (enframed window wall block, storefronts recessed below the zig-zag form front facade), cladding (shadow block, wood-stopped display windows, slender steel posts, brick veneer). Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Neo-Expressionism, a prominent example within downtown Kennewick), form (enframed window wall block, storefronts recessed below the zig-zag form front facade), cladding (shadow block, wood stopped display windows, slender steel posts, brick veneer). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
303 West First Avenue	 1967	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development. Extant physical features conveying these associations include the building's style (Contemporary), form (temple front, gable front roof), cladding (brick and stone veneer, anodized aluminum windows). Research did not identify a specific event associated with the resource. Further research is recommended to identify the role of this bank relative to other banks along West First Avenue in downtown Kennewick.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since it retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Contemporary), form (temple front, gable front roof), cladding (brick and stone veneer, anodized aluminum windows). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to evaluate the building's use of the Contemporary style and its role within downtown Kennewick to confirm eligibility.</p>	



Address	Ca. Year Built	Description	Image
320 West First Avenue	1925 	<p>The resource does appear individually eligible under criterion A, under the area of significance of community planning and development, as it retains the ability to convey important historical associations with both the city's 1920s and post-World War II-era growth and development. Extant physical features conveying these associations include the building's style (Modern), cladding (brick, metal screen, and concrete block), roof type (hip), and windows (wood sash and glass block). Research did not identify a specific event associated with the resource. Further research is recommended to understand the role of the funerary business within the city, and Irvin N. Mueller, for whom the west addition is dedicated based on a plaque at the front of the building.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Modern), cladding (brick, metal screen, and concrete block), roof type (hip), and windows (wood sash and glass block). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
114 South Auburn Street	1951	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development. Extant physical features conveying these associations include the building's scale and style (International), form (one-part block), cladding (brick, roman brick, terra cotta, aluminum display boxes), roof type (barrel), corner sign, and windows (steel). Research did not identify a specific event associated with the resource. Further research is recommended for original construction and use of the building to confirm the significance of its role within the City of Kennewick.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's scale and style (International), form (one-part block), cladding (brick, roman brick, terra cotta, aluminum display boxes), roof type (barrel), corner sign, and windows (steel). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Due to the alterations, further research is needed into the original architect and builder, as well as comparative examples within the city to confirm the significance of the building.</p>	


Address	Ca. Year Built	Description	Image
201 South Auburn Street	1920	<p>The resource does appear individually eligible under criterion A, under the area of significance of community planning and development, as it retains the ability to convey important historical associations with the city's 1920s-era growth and development. Extant physical features conveying these associations include the building's style (Gothic Revival), form (inset corner steeple church), cladding (concrete block with faux stone face and stucco scored to mimic ashlar), roof type (cross gable), and windows (stained glass, wood). Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Gothic Revival), form (inset corner steeple church), cladding (concrete block with faux stone face and stucco scored to mimic ashlar), roof type (cross gable), and windows (stained glass, wood). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research to identify the original architect and builder along with comparative examples of Gothic Revival churches is recommended to confirm eligibility.</p>	
11 South Benton Street	1940	<p>The resource does appear individually eligible under criterion A, under the area of significance of communications, as it retains the ability to convey important historical associations with the growth and development of the city's communication systems, notably the Columbia Valley Telephone Company. Extant physical features conveying these associations include the building's style (Commercial), form (one-part block), cladding (stucco), windows (wood and glass block), and downtown location. Research did not identify a specific event associated with the resource.</p>	
215 West Canal Drive	1910	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the commercial growth and development of the city's benefiting from the area's growth in agricultural production. With past uses including a feed warehouse and grocery, and fruit and produce packing. Extant physical features conveying these associations include the building's style (Commercial), form (two-part block, stepped parapet), structural system (concrete and wood posts), windows (wood), and location between the downtown commercial core (south) and industrial warehouses and railroad line (north). Research did not identify a specific event associated with the resource.</p>	

Address	Ca. Year Built	Description	Image
21 South Cascade Street	1960	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development and the southward extension of the downtown business core. Extant physical features conveying these associations include the building's style (New Formalism), form (enframed window wall), cladding (brick veneer, metal fascia and bulkhead panels), windows and doors (aluminum), roof (projecting boxed eaves). Research did not identify a specific event associated with the resource. Further research is recommended to identify the original uses of this building relative to other commercial buildings within and south of the downtown commercial core along Kennewick Avenue.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (New Formalism), form (enframed window wall), cladding (brick veneer, metal fascia and bulkhead panels), windows and doors (aluminum), roof (projecting boxed eaves). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to evaluate the building's use of the New Formalism style and its role within downtown Kennewick to confirm eligibility. Further research to identify the original builder and/or architect is recommended to understand how this building fits within their overall careers.</p>	

Address	Ca. Year Built	Description	Image
6 West Kennewick Avenue	1910 	<p>The resource does appear individually eligible under criterion A, under the areas of significance of commerce and entertainment/recreation, as it retains the ability to convey important historical associations with both the city's early development following incorporation as well post-World War II-era growth and development. The entertainment/recreation associations are based on the former second floor dance hall function. Confirmation of that this space remains is needed to confirm eligibility under this area of significance. Extant physical features conveying the commerce associations include the building's style (Modern), form (two-part block, also conveys the recreation/culture area of significance), cladding (brick, metal screen, concrete), roof type (flat with parapet), and storefront windows (aluminum). Research did not identify a specific event associated with the resource.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Modern), form (two-part block), cladding (brick, metal screen, concrete), roof type (flat with parapet), and storefront windows (aluminum). The front facade design with the expansive metal screen, retention of the concrete cornice, and added canopy, brick, and storefront represent both a comprehensive and notable for the scale design within Kennewick. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.</p>	
22 West Kennewick Avenue	1970 	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development. Extant physical features conveying these associations include the building's style (Brutalism), form (commercial vault), cladding (brick veneer), and storefront windows and entrances (aluminum). Research did not identify a specific event associated with the resource. Additional research is recommended to identify original and past uses and construction history for the building to confirm eligibility under the above criterion and area of significance.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Brutalism), form (commercial vault), cladding (brick veneer), and storefront windows and entrances (aluminum). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to confirm the building's eligibility in the context of other similar style buildings within Kennewick and the role of the building over the career of the builder and/or architect.</p>	


Address	Ca. Year Built	Description	Image
23 West Kennewick Avenue	1977	<p>This resource does appear individually eligible for National Register of Historic Places listing; however, it does not appear to meet criterion consideration G demonstrating exceptional significance. The resource should be re-evaluated in 2027 when it has reached 50 years of age.</p> <p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's post-World War II-era growth and development. Extant physical features conveying these associations include the building's style (Stripped Classical), form (commercial vault, drive-up tellers and associated canopy, front parking lot and walkway connection to West Kennewick Avenue), cladding (brick and metal panels), windows (anodized aluminum windows), and downtown location. Research did not identify a specific event associated with the resource. Further research is recommended to identify the role of this bank relative to other banks in downtown Kennewick, which may also identify significant associations that could support criterion consideration G.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Stripped Classical), form (commercial vault, drive up tellers and associated canopy, front parking lot and walkway connection to West Kennewick Avenue), cladding (brick and metal panels), windows (anodized aluminum windows). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to evaluate the building's use of the Stripped Classical style, identify the architect and builder, and understand its role within downtown Kennewick to confirm eligibility.</p>	

Address	Ca. Year Built	Description	Image
313 West Kennewick Avenue	1915	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's early growth and development and the conversion of single-family dwellings to commercial use. Extant physical features conveying these associations include the building's style (Colonial Revival), form (single dwelling), cladding (stucco and brick), windows (wood, front entrance), roof (form and rafter ends) and downtown location. Research did not identify a specific event associated with the resource. Further research is recommended to identify the role of this building in downtown Kennewick.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the use of the building's style (Colonial Revival), form (single dwelling), cladding (stucco and brick), windows (wood, front entrance), roof (form and rafter ends) and downtown location. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to evaluate the building's use of the Colonial Revival style, identify the architect and builder, and understand its role within downtown Kennewick to confirm eligibility.</p>	
314 West Kennewick Avenue	1946	<p>The resource does appear individually eligible under criterion A, under the area of significance of commerce, as it retains the ability to convey important historical associations with the city's World War II-era growth and development and the conversion of single-family dwellings to commercial use. Extant physical features conveying these associations include the building's style (Early American), form (one-part block), cladding (brick), windows (wood, aluminum), roof (form, front arcade). Research did not identify a specific event associated with the resource. Further research is recommended to identify the role of this building in downtown Kennewick.</p> <p>The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the building's style (Early American), form (one-part block), cladding (brick), windows (wood, aluminum), roof (form, front arcade). Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further comparative research is recommended to evaluate the building's use of the Early American style, identify the architect and builder, and understand its role within downtown Kennewick to confirm eligibility.</p>	

Address	Ca. Year Built	Description	Image
421 West Kennewick Avenue	1910	The resource does appear individually eligible under criterion C, under the area of significance of architecture, based on the attribution by previous surveys that this is a kit house. The resource retains integrity and possesses distinctive characteristics relative to its type or period of construction, including the building's style (Craftsman), form (single dwelling kit house), cladding (clapboard), roof type (cross gable), and windows (wood). The resource does not possess high artistic value. Research is recommended to confirm that kit house association and determine the extent to which this kit type was used within Kennewick, what other examples exist, and its role in housing development within the city.	

NRHP Historic District Eligibility

DAHP reviewed NWV’s recommendation for an eligible historic district generally along Kennewick Avenue from Dayton Street east to Washington Street and determined the area not eligible due to diminished architectural integrity.

The following data is retained in this report to inform future surveys and because NWV believes a potential historic district exists. Future work uncovering original transoms and character-defining building features may support future reconsideration of eligibility. 

NWV staff evaluated the survey area for potential historic district eligibility for listing to the NRHP. Upon review based on the level of alterations recorded in the field work and development periods identified in the historic context, NWV determined that the area generally along Kennewick Avenue from Dayton Street east to Washington Street contains approximately 71 percent contributing historic resources making it eligible for consideration as a historic district. The National Park Service typically uses 60 percent contributing as a minimum threshold to convey setting, feeling, and architectural character. Refer to “**Table 14. Recommended Eligible District Analysis**” on page 40 and “**Map 6. NRHP District Eligibility**” on page 53 for details.

Classifying Contributing and Noncontributing Resources

The following table provides a count of contributing and noncontributing status level recommendations for resources within the area evaluated. The table below uses the following abbreviations with definitions for contributing and noncontributing following the table.

- C: contributing
- NC: noncontributing
- Listed: NRHP-listed resources that are not included in the potential district resource count per NPS guidance on historic district nominations.

Table 14. Recommended Eligible District Analysis

C	NC	Listed	% C	Total counts
47	19	0	71%	66

The following definitions explain the factors considered in determining whether a building would either be contributing or noncontributing within the recommended eligible historic district.

Contributing:



- Built within the recommended period of significance of 1906 to 1977 based on the historic context and Kennewick's development periods, and,
- Retain architectural integrity and able to convey their original design. This means that alterations relative to plan, cladding, windows, and other were intact to moderate. Up to one extensive level alteration was allowed if there were no moderate cladding or window changes. Changes within the recommended period of significance that have achieved significance (such as comprehensive 1950s or 1960s storefront remodels) are not considered alterations that diminish integrity relative to the ability of resources to convey significant associations.

Noncontributing:

- Built outside the recommended period of significance; or
- Are substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive or a combination of moderate (cladding or window; or two moderate alterations) and extensive alterations.

KRHP Eligibility

NWV staff evaluated surveyed resources for potential eligibility for listing to the KRHP. Staff utilized designation categories (b) and (d), which are similar to NRHP criterion C. These categories are based on architectural character and all resources were assessed from the public right-of-way. Future research may yield information making a property eligible under other categories.

A slightly higher level of alterations was allowed for KRHP eligibility recommendations versus individual NRHP eligibility recommendations. Resources still needed to retain integrity to convey their historic and architectural associations but did not need to be intact or near intact. At the time of this survey there are seven resources within the survey area designated to the KRHP. Review of these resources informed the level of alterations that could occur that would allow the resource to still retain eligibility for KRHP designation. Refer to “**Map 5. KRHP Individual Eligibility**” on page 52 for locations.




The City of Kennewick Municipal Code (CKMC) 18.57.040 establishes the following designation categories. In addition, resources must retain integrity, and be at least 50 years of age or have exceptional importance.

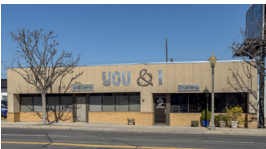




- (a) It is associated with events that have made a significant contribution to national, state, or local history.
- (b) It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- (c) It is an outstanding work of a designer, builder, or architect who has made a substantial contribution to his or her art.
- (d) It exemplifies or reflects the city's architectural, cultural, social, economic, political, aesthetic, or engineering history.
- (e) It is associated with the lives of persons significant in national, state, or local history.

- (f) It is, or may be, archaeologically important.
- (g) It is a building or structure which, although removed from its original location, has significant architectural value or is the only surviving structure significantly associated with a historical figure or event.
- (h) It is the birthplace or grave of an historical figure and is the only surviving structure or site associated with them.
- (i) It is a cemetery, which is significant because of age, distinctive design, association with historic events, or culture.
- (j) It is a reconstructed building that has been executed in a historically accurate manner on an original site.
- (k) It is a creative and unique example of folk architecture and design.






Of the properties surveyed, those listed in “**Table 15. Recommended KRHP Eligible Resources**” on page 42 below appear to retain integrity and distinctive architectural character to be considered for KRHP listing. In general, any property recommended as eligible for NRHP listing is also recommended as eligible for KRHP designation.






Table 15. Recommended KRHP Eligible Resources

Address	Ca. Year Built	Description	Image
15 East First Avenue	1947	A largely intact commercial building. The level of architectural detailing and distinctive characteristics (front entrance, horizontal band, and shadow block) set it apart as a good example of the Art Moderne/Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
23 West First Avenue	1961	A largely intact commercial building. The level of architectural detailing and distinctive characteristics (set back from West First Avenue, storefront, front purlins) set it apart as a good example of the Contemporary style within the survey area. Further research may yield significant associations based on historic function(s).	
123 West First Avenue	1952	A largely intact commercial building. The level of architectural detailing and the glazed brick—both distinctive and characteristic—set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
203 West First Avenue	1967	Refer to the NRHP eligibility table for details.	

Address	Ca. Year Built	Description	Image
214 West First Avenue	1950	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Modern style within the survey area. Further research may yield significant associations based on historic function(s).	
223 West First Avenue	1966	Refer to the NRHP eligibility table for details.	
303 West First Avenue	1967	Refer to the NRHP eligibility table for details.	
320 West First Avenue	1925	Refer to the NRHP eligibility table for details.	
325 West Albany Avenue	1915	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good warehouse example within the survey area. Further research may yield significant associations based on historic function(s).	
27 North Auburn Street	1906	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a notable example of the Classical Revival style within the survey area. Further research may yield significant associations based on historic function(s).	
201 South Auburn Street	1920	Refer to the NRHP eligibility table for details.	
19 North Benton Street	1910	A largely intact commercial building. The level of architectural detailing and distinctive characteristics stemming from its ca. 1945 remodel set it apart as a good example of the Art Moderne/ Streamlined Moderne style within the survey area. Further research may yield significant associations based on historic function(s).	
11 South Cascade Street	1915	A largely intact commercial building. The level of architectural detailing and distinctive characteristics from its ca. 1940 remodel set it apart as a good commercial building example within the survey area. Further research may yield significant associations based on historic function(s).	
21 South Cascade Street	1960	Refer to the NRHP eligibility table for details.	



Address	Ca. Year Built	Description	Image
5 South Dayton Street	1943	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
20 East Kennewick Avenue	1960	A largely intact commercial building. The level of architectural detailing and distinctive characteristic and continuous single use set it apart as a good example within the survey area.	
2 West Kennewick Avenue	1965	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Populuxe/Googie style within the survey area. Further research may yield significant associations based on historic function(s).	
6 West Kennewick Avenue	1910	Refer to the NRHP eligibility table for details.	
11 West Kennewick Avenue	1957	A largely intact commercial building. The level of architectural detailing and distinctive storefront characteristic set it apart as a good example within the survey area. Further research and removal of added boards at the front facade may yield significant associations based on historic function(s).	
22 West Kennewick Avenue	1970	Refer to the NRHP eligibility table for details.	
23 West Kennewick Avenue	1977	Refer to the NRHP eligibility table for details.	
116 West Kennewick Avenue	1926	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	

Address	Ca. Year Built	Description	Image
205 West Kennewick Avenue	1920	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
214 West Kennewick Avenue		A commercial building that developed through multiple additions. The core building is attributed to a concrete block building built prior to 1942 (214 West Kennewick) with a rear by ca. 1948 and east (212 West Kennewick) by ca. 1952 additions. The building retains intact storefront sections along West Kennewick Avenue. Further research into the construction and use history of the building is recommended to confirm eligibility.	
313 West Kennewick Avenue	1915	Refer to the NRHP eligibility table for details.	
314 West Kennewick Avenue	1946	Refer to the NRHP eligibility table for details.	
321 West Kennewick Avenue	1943	A largely intact commercial building. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
322 West Kennewick Avenue	1945	A largely intact commercial building. The level of architectural detailing, distinctive characteristics, and two-story scale set it apart as a good example of the Commercial style within the survey area. Further research may yield significant associations based on historic function(s).	
407 West Kennewick Avenue	1922	A largely intact church building aside from the rear additions. The level of architectural detailing and distinctive characteristics set it apart as a good example of the Collegiate Gothic style within the survey area.	
421 West Kennewick Avenue	1910	Refer to the NRHP eligibility table for details.	

Development Trends

Based on observations during field work, NWV identified two key local development trends which may influence the retention of historic properties and their architectural integrity within the survey area:

- Full facade remodels resulting in a refinishing of the building's front facade. These occurred using both brick veneer and EIFS (stucco system). They were done over a large range of time, with early remodels by the 1950s (some of which are considered significant now due to their comprehensive design and relation to a period of the city's growth and development). More recent remodels in the 2000s have completely changed front facades and, in several cases, merged multiple buildings into a single facade. These present a clean and functional facade reflecting modern building practices, but do not support the architectural integrity retention within the downtown. Working with property owners to follow examples within the survey area in which previously added layers were removed, original materials were retained, and new design was based on historic photographs or other documentation, will support the long-term retention of integrity in tandem with building upgrades.
- A key ongoing issue will be managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can have a significant impact on visual character. Working with property owners to both educate and provide incentives for repair/compatible new work will be a key element in both slowing the rate of changes and potentially reversing non-compatible changes to compatible ones (for example, removing added non-compatible awnings, or replacing T1-11 with fiber cement board that matches the original clapboard exposure width if clapboard was an original feature and can be documented).
- Removing added panels at transoms along West Kennewick Avenue provides an opportunity to regain visibility of significant features within the downtown commercial core as well as increase day lighting into commercial spaces.

Recommendations

Implementation of the following recommendations will support local comprehensive planning, the purpose of the city's Historic Preservation Ordinance, and the 2014–2019 *Washington State Historic Preservation Plan* goals.

Historic preservation can have an important role in establishing community value to support city investment. It can guide compatible building changes and energy efficiency upgrades that retain historic character, as well as support increased housing through adaptive reuse. Historic preservation can also provide a stabilizing influence relative to both the adjacent residential and commercial buildings. The following recommendations can provide pathways to support local businesses operating in the downtown core by encouraging increased visitation by locals and widening the draw of downtown Kennewick as a tourist destination based on its unique history.

- Conduct an intensive level survey (ILS) of resources and prepare ArcGIS Story Map(s) using the ILS data. This could occur within the existing survey area and/or the Downtown Kennewick (Main Street program) area to convey themes and stories significant to the downtown area. Identify which resources potentially convey these stories and how these could be organized into story map(s). Conduct archival research on the selected resources to delve into the resource's history of development and use and its role in downtown Kennewick. The intent is that the story maps provide a means for both residents and visitors to connect with and experience Kennewick's history. In addition the ILS research could be used by property owners to support individual KRHP and/or NRHP nominations. Story maps provide an ability to tell the stories that shaped downtown, as well as a promotional tool that can be shared by QR code.
- Prepare a city-wide mid-20th Century context and selective reconnaissance level survey (RLS). The selective RLS would provide a means to inform property types and area development patterns. RLS resource selection to be reviewed by the HPC. The historic context would expand

on the city's 1930-1959 (Depression, World War II, and Early Post-War Development) and 1960-1979 (Suburban Development Influences) development periods. Most of the city's built-environment was built from the 1940s on and includes defined residential subdivisions and commercial buildings. Preparing a city-wide context specific to this time period provides an opportunity to better understand development patterns and identify significant areas and resources. This would establish a basis for the HPC to provide continued support and public education for heritage tours, nominations, and the use of financial incentives for the preservation of and rehabilitation of these resources.

- Conduct outreach to property owners of buildings recommended eligible for NRHP and/or KRHP designation to inquire if they are interested in knowing more about the history of their properties. Encourage owners to pursue NRHP or KRHP status and inform them of the benefits of both, but especially Special Tax Valuation for local listings. The research could be accomplished through volunteer or owner research parties, or through the City applying for grant funds to support intensive survey work that may shed additional light on individual building histories touched on in this report. This outreach should include property owner education on the potential use of Federal Historic Rehabilitation tax credits and Special Tax Valuation and how this could support both preservation and compatible new work that returns previously altered elements to a compatible character (such as removing transom covers and upgrading building systems).
- Consider preparation of a multiple property documentation (MPD) submittal for commercial buildings within the within the existing survey area and/or the Downtown Kennewick (Main Street program) area. This will require at least one property owner willing to list their building to the National Register as part of the MPD process. An MPD makes it easier for the National Park Service to evaluate the eligibility of nominations for properties submitted under the MPD, but does not substantially reduce the level of effort required by the applicant to research and document the history of the building.

Bibliography

McAlester, Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2015.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006.

Sanborn Map Company. "Kennewick." New York: Sanborn Map Company, 1905, 1909, 1925, 1942.

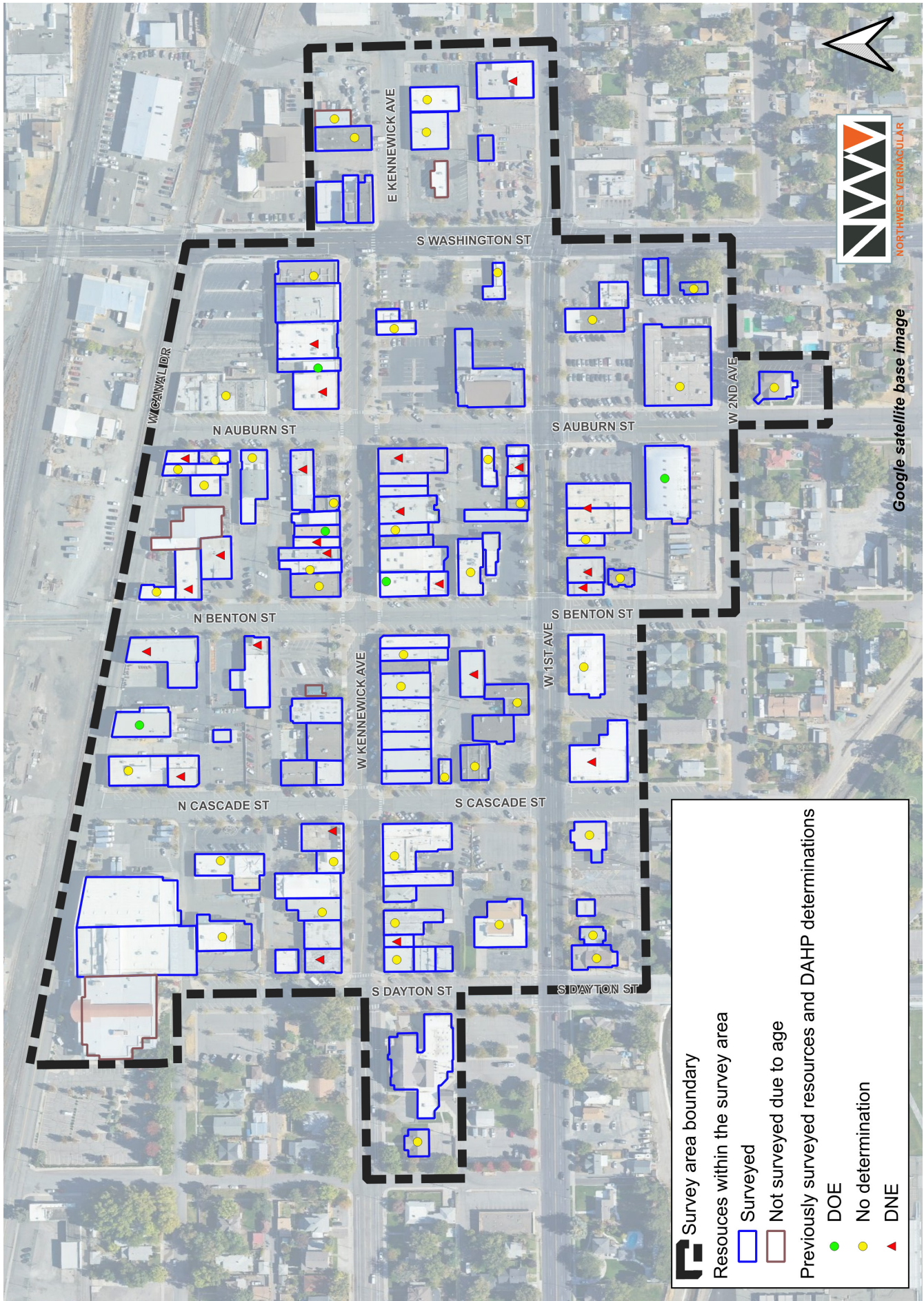
Washington State Department of Archaeology and Historic Preservation. Washington Information System for Architectural and Archaeological Records Data. <https://fortress.wa.gov/dahp/wisaardp3/>. Accessed April 10, 2024.

Bruce, Robin. *An Inventory, Evaluation, and Context History of Thirty-Three Historic Buildings in the City of Kennewick's Downtown, Benton County, Washington*. City of Kennewick, 2005.

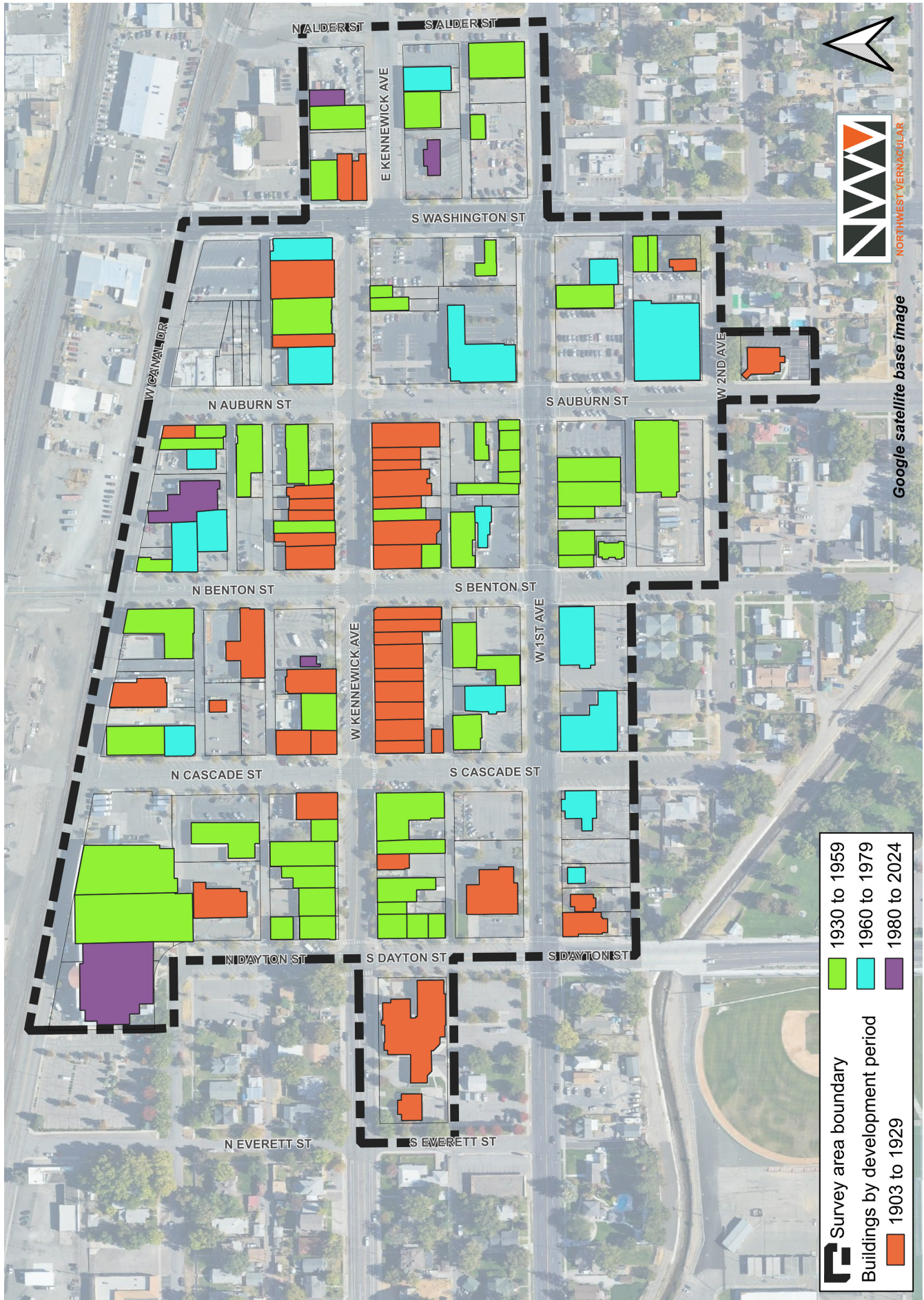
Artifacts Consulting, Inc. *Washington State Guide to Modern Commercial Architecture, 1930-1975*. Washington State Department of Archaeology and Historic Preservation, 2021.

Maps

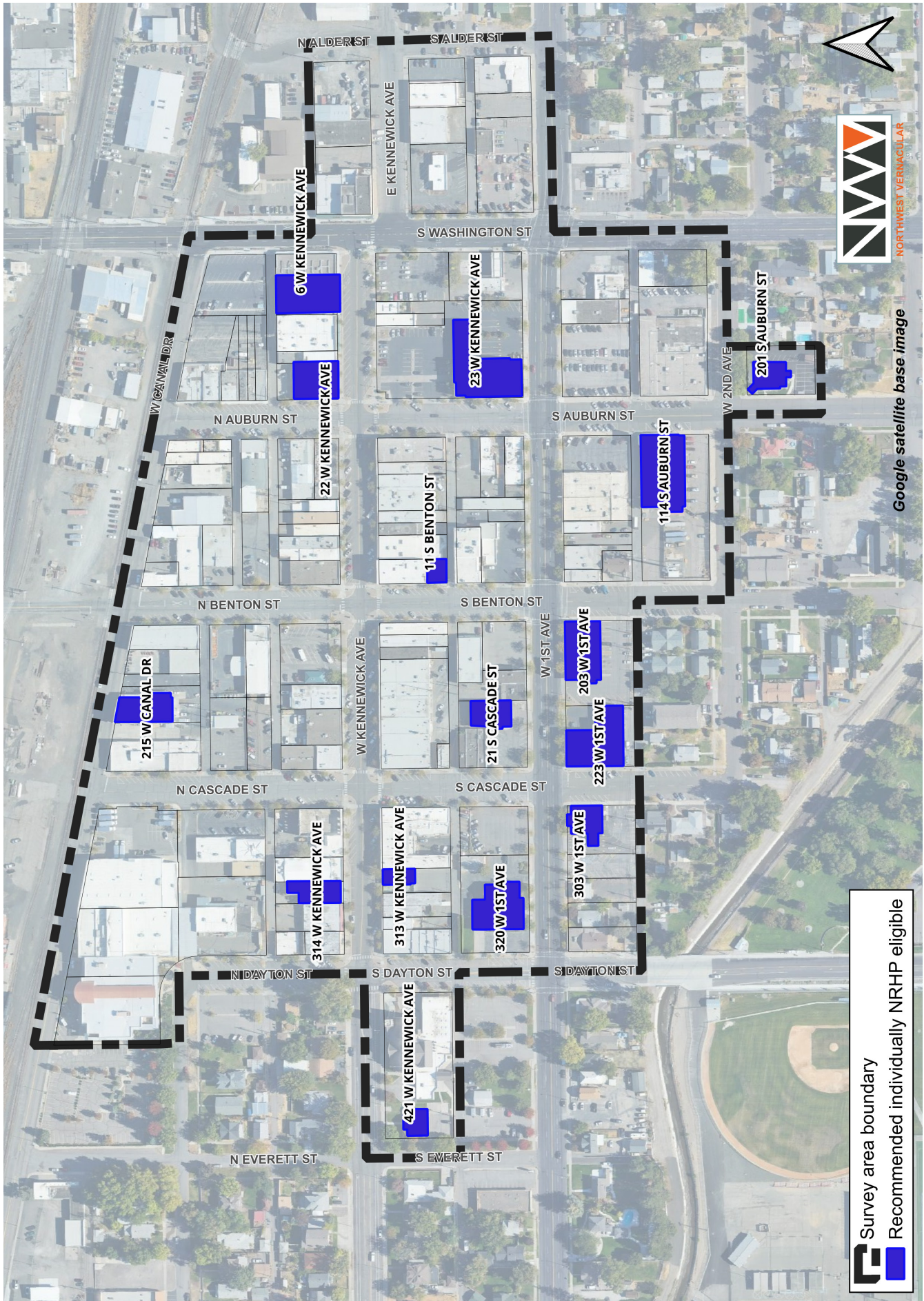
The following maps were developed as part of this survey.



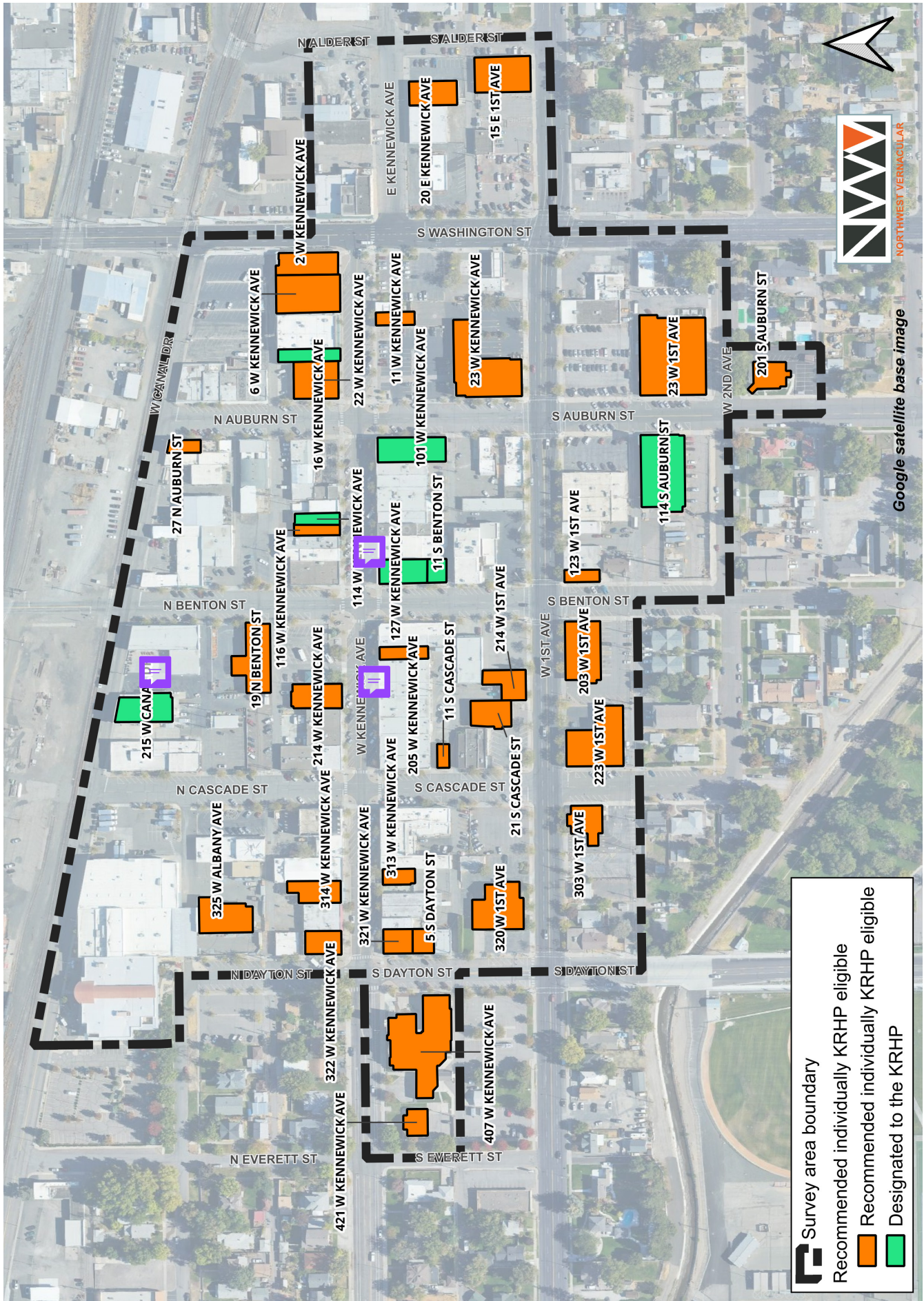
Map 2. Surveyed Resources



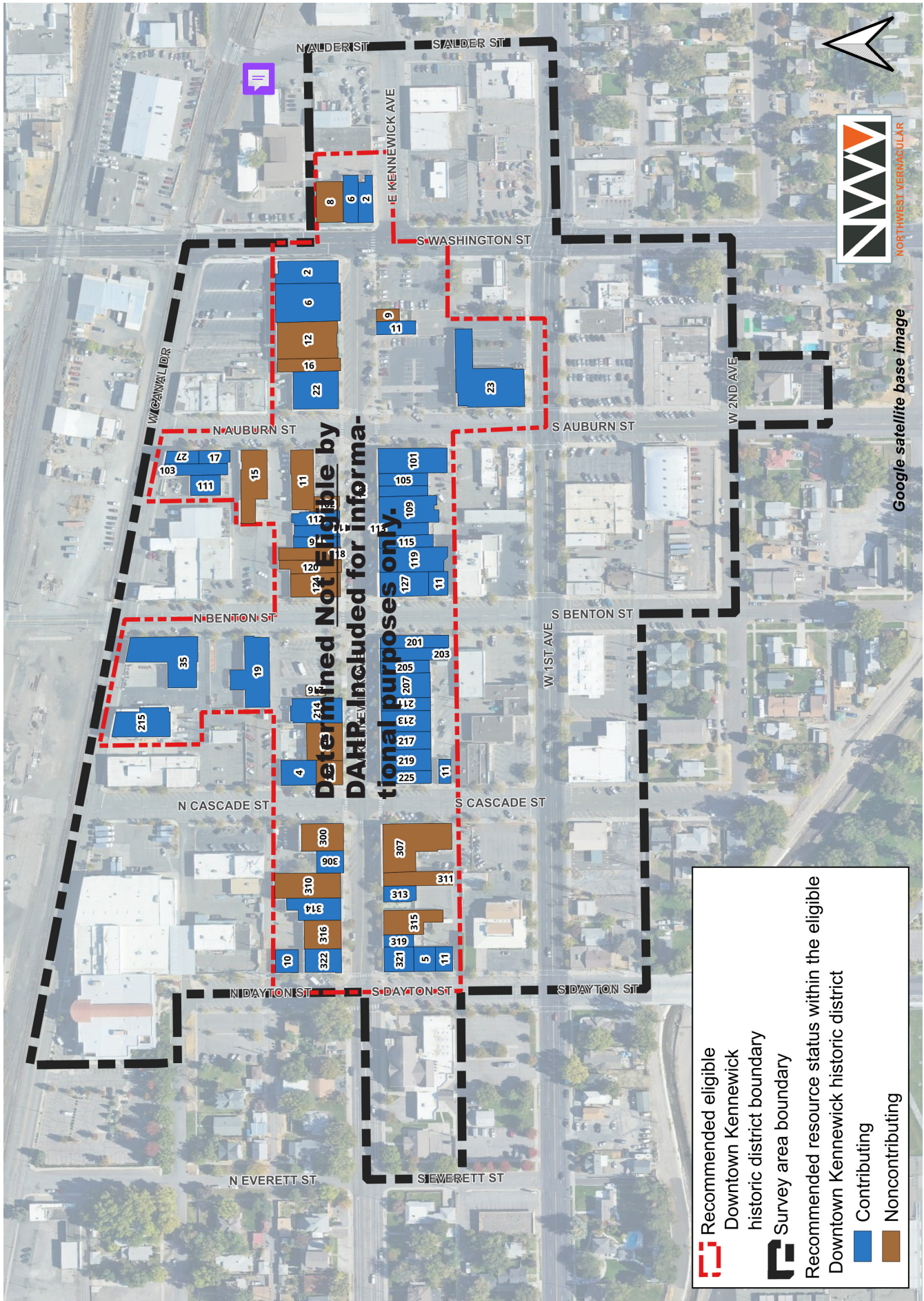
Map 3. Development Periods



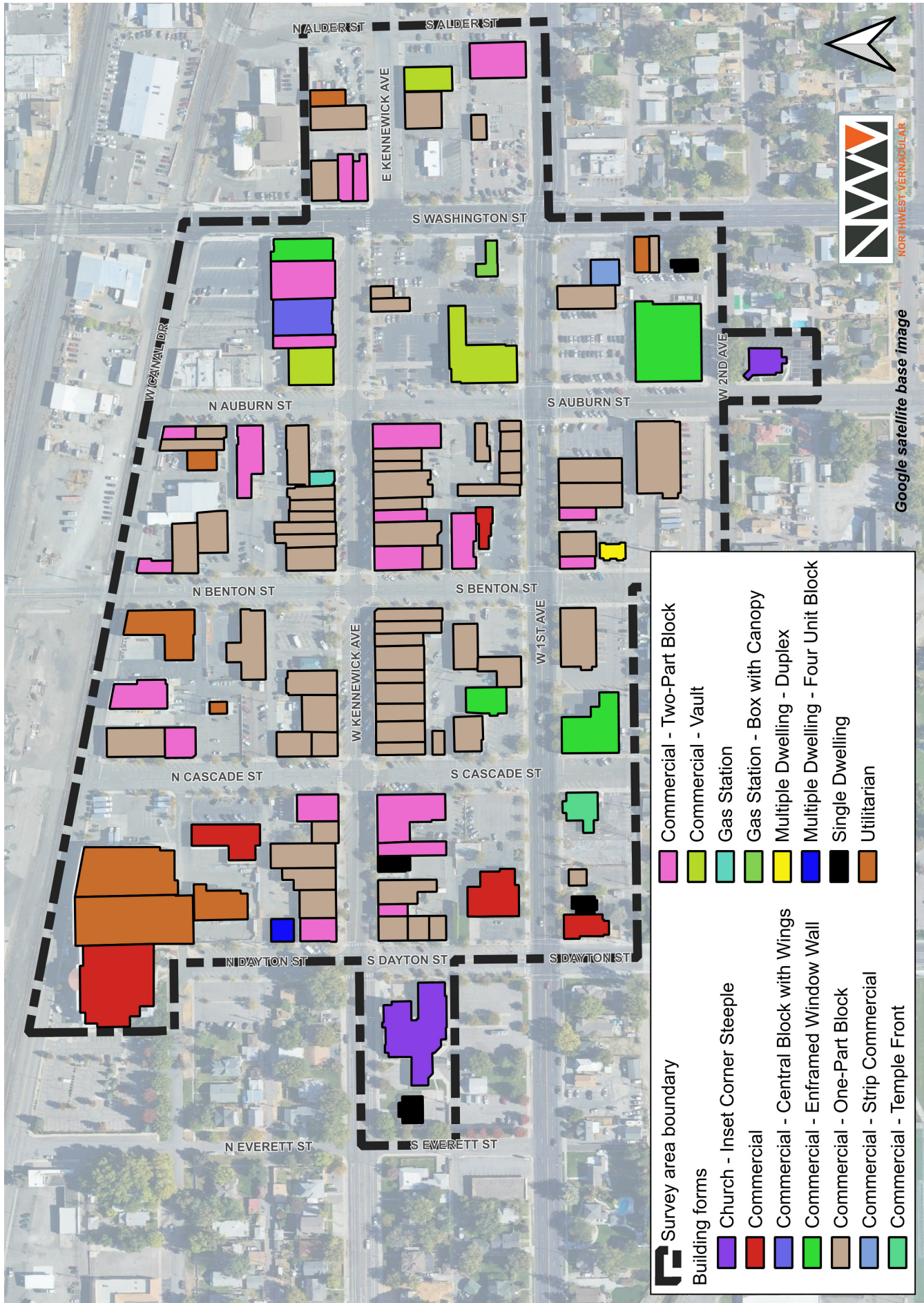
Map 4. NRHP Individual Eligibility



Map 5. KRHP Individual Eligibility



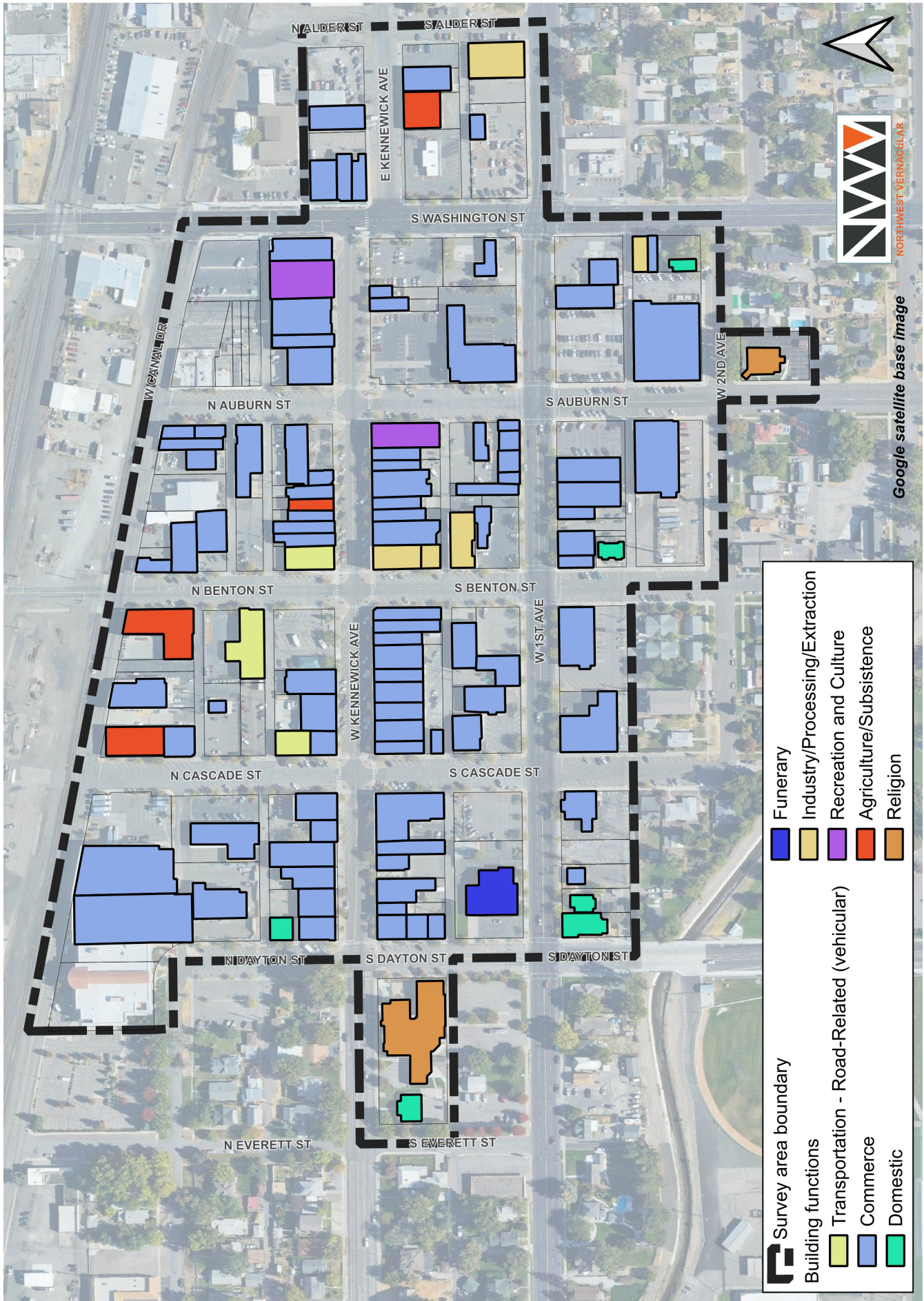
Map 6. NRHP District Eligibility



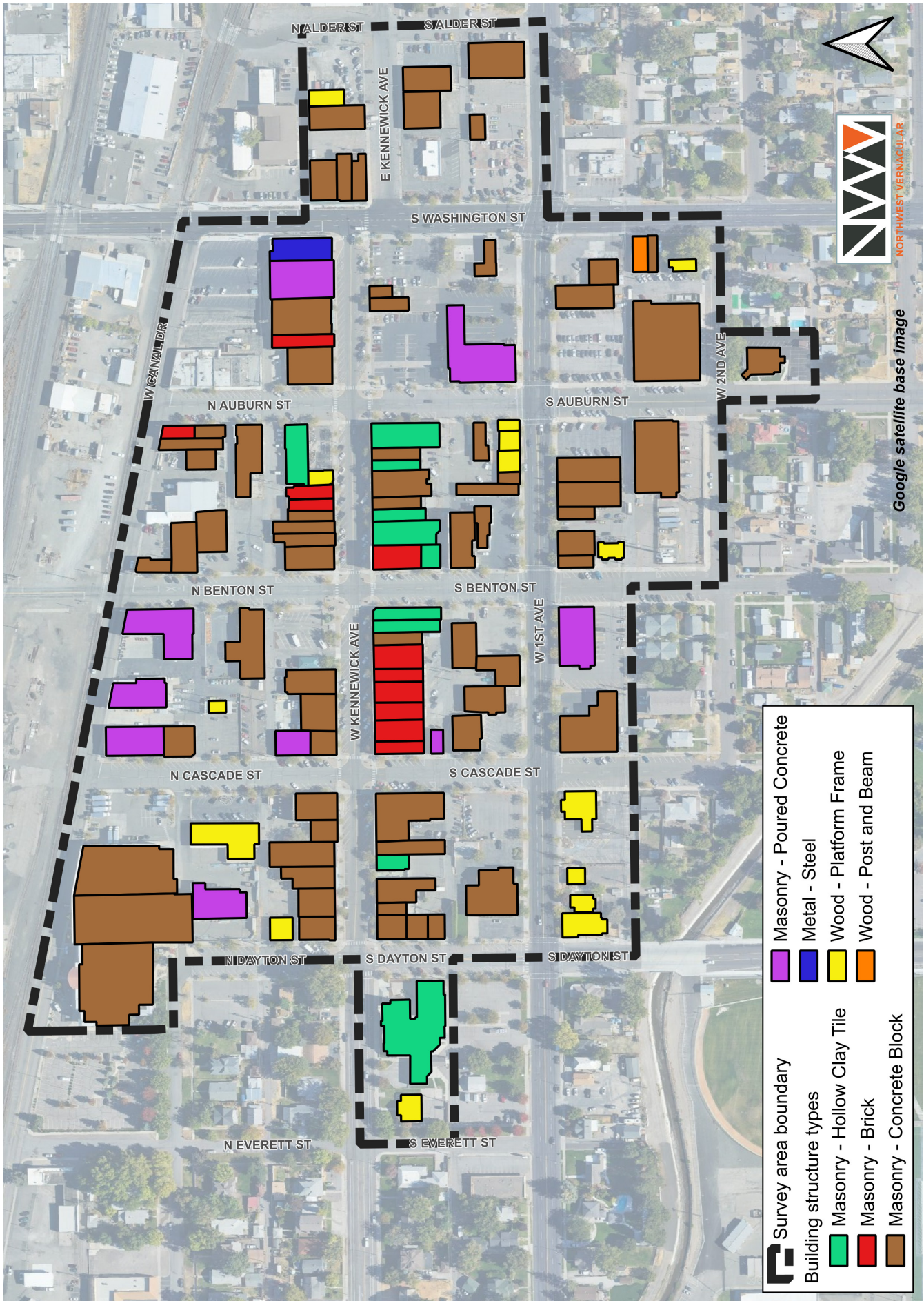
Google satellite base image











Map 7. Building Forms

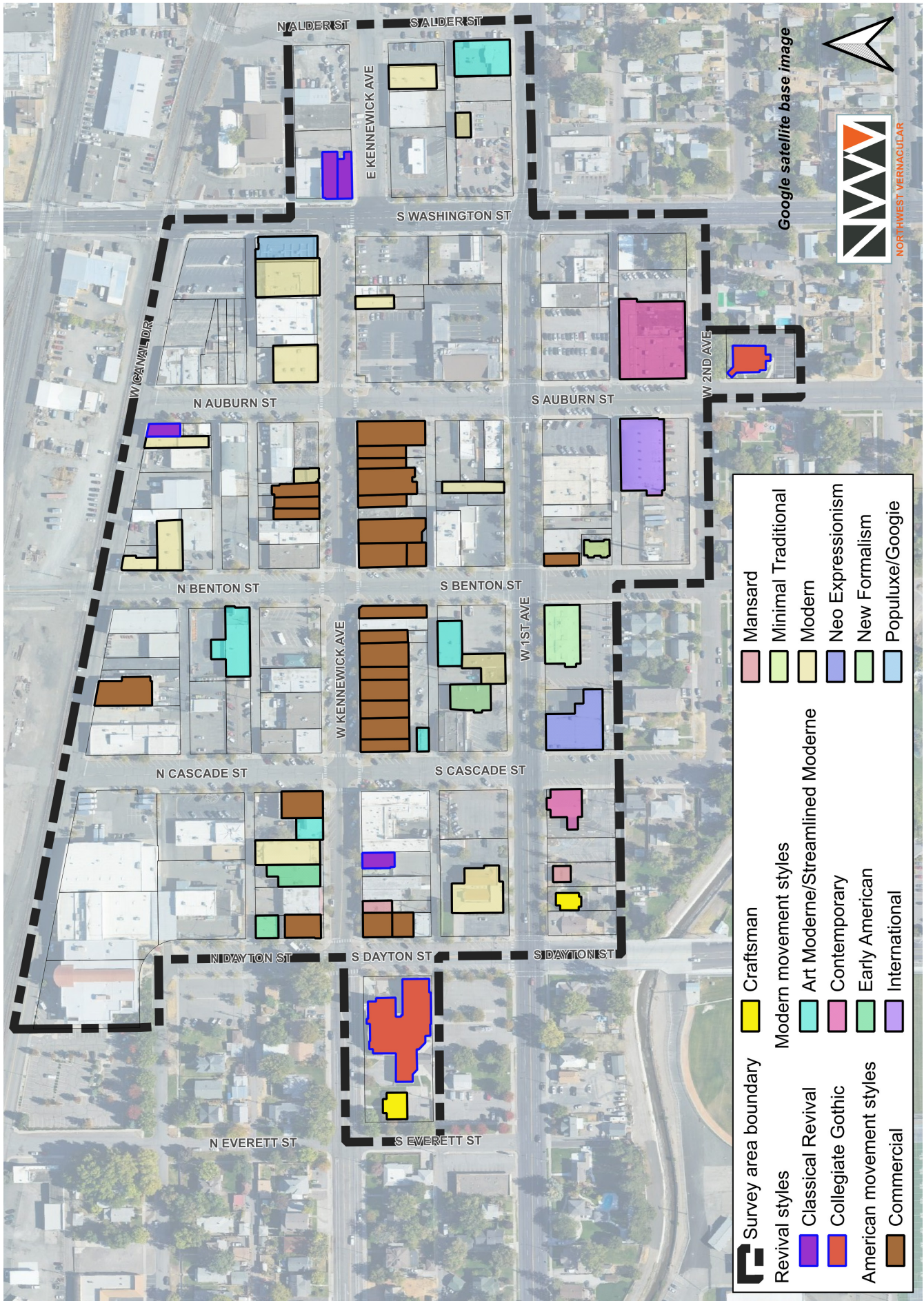


Map 8. Historic Building Functions

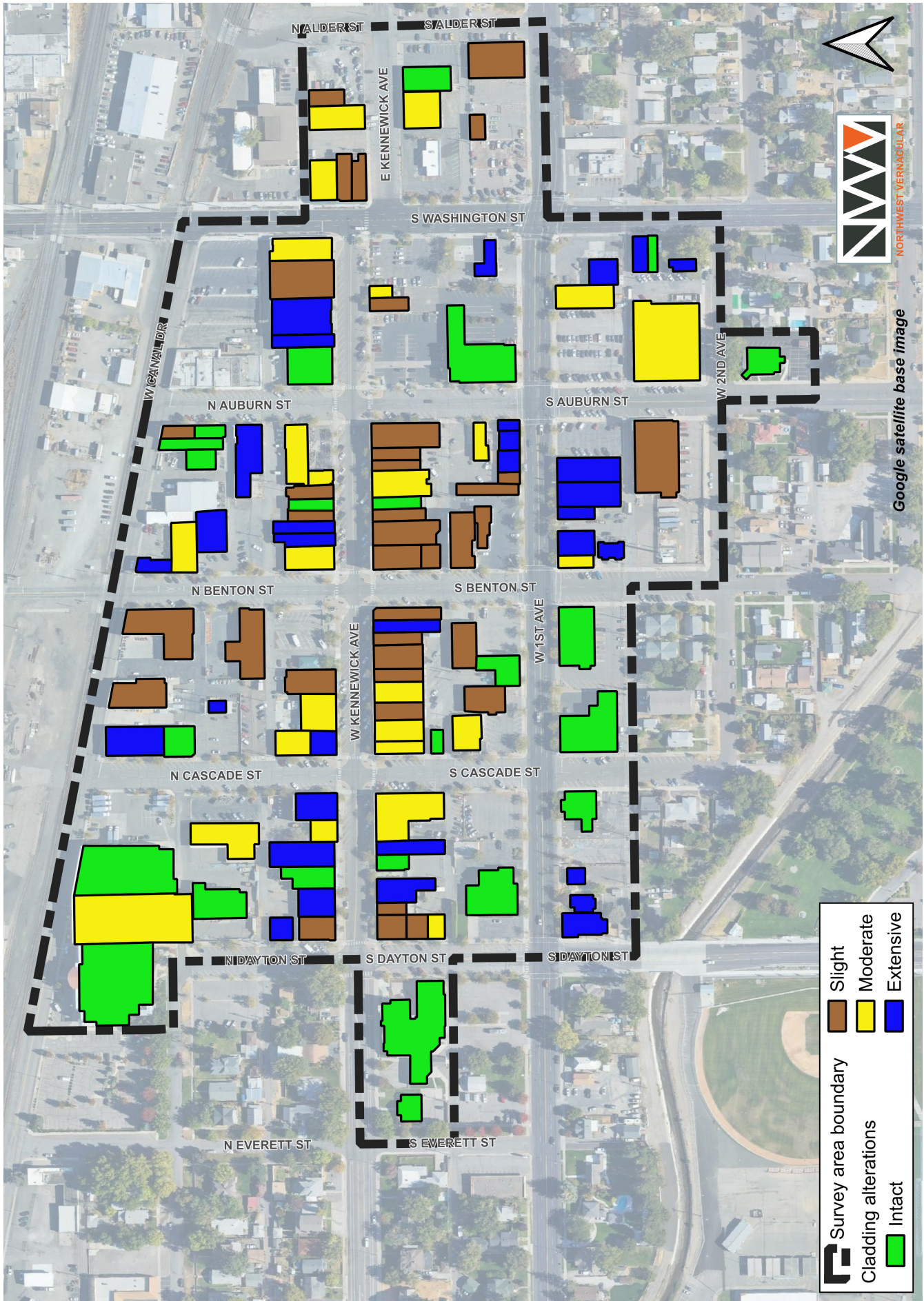


	Survey area boundary		Masonry - Poured Concrete
	Masonry - Hollow Clay Tile		Metal - Steel
	Masonry - Brick		Wood - Platform Frame
	Masonry - Concrete Block		Wood - Post and Beam

Map 9. Building Structural Systems

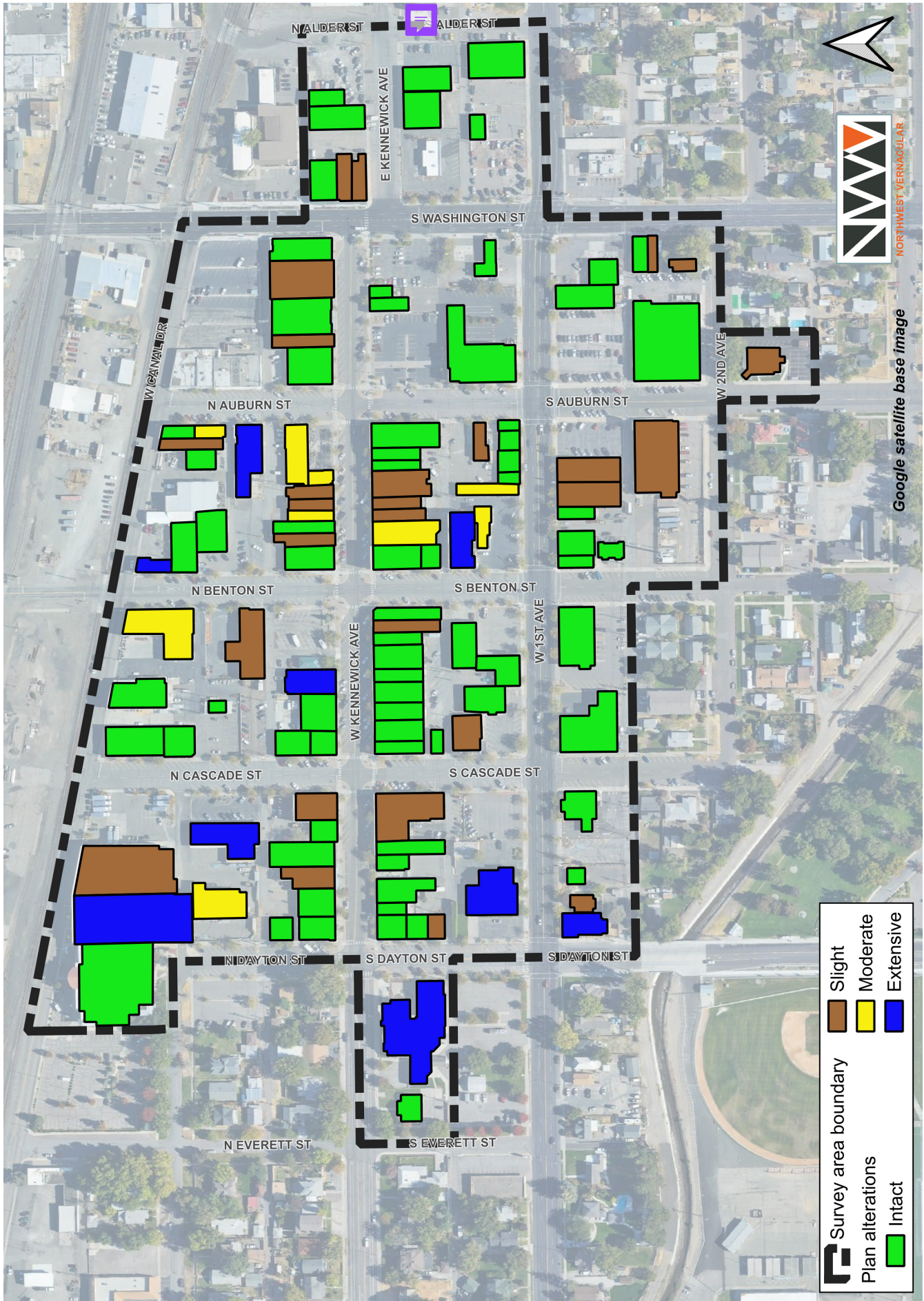


Map 10. Architectural Styles

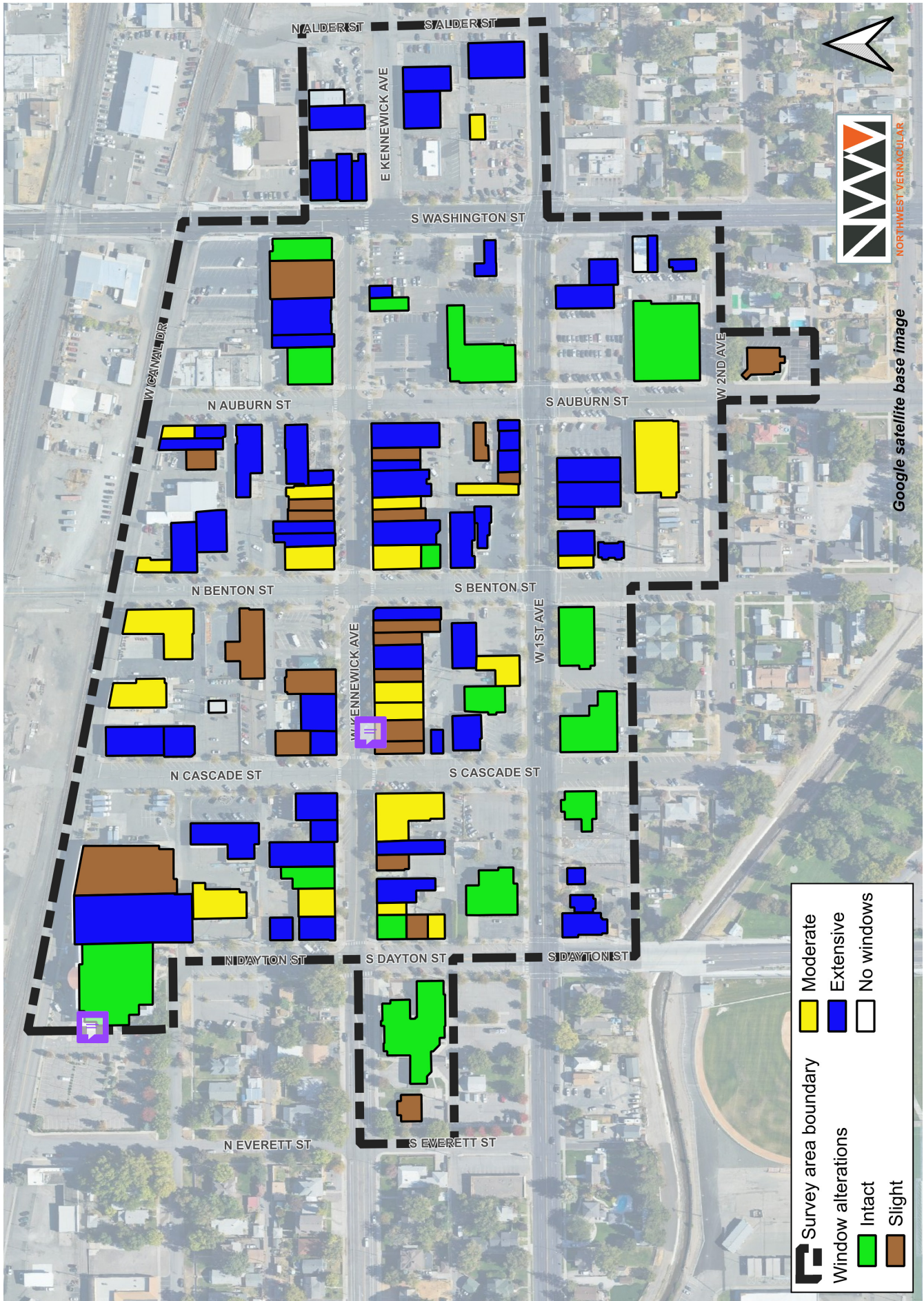


Google satellite base image

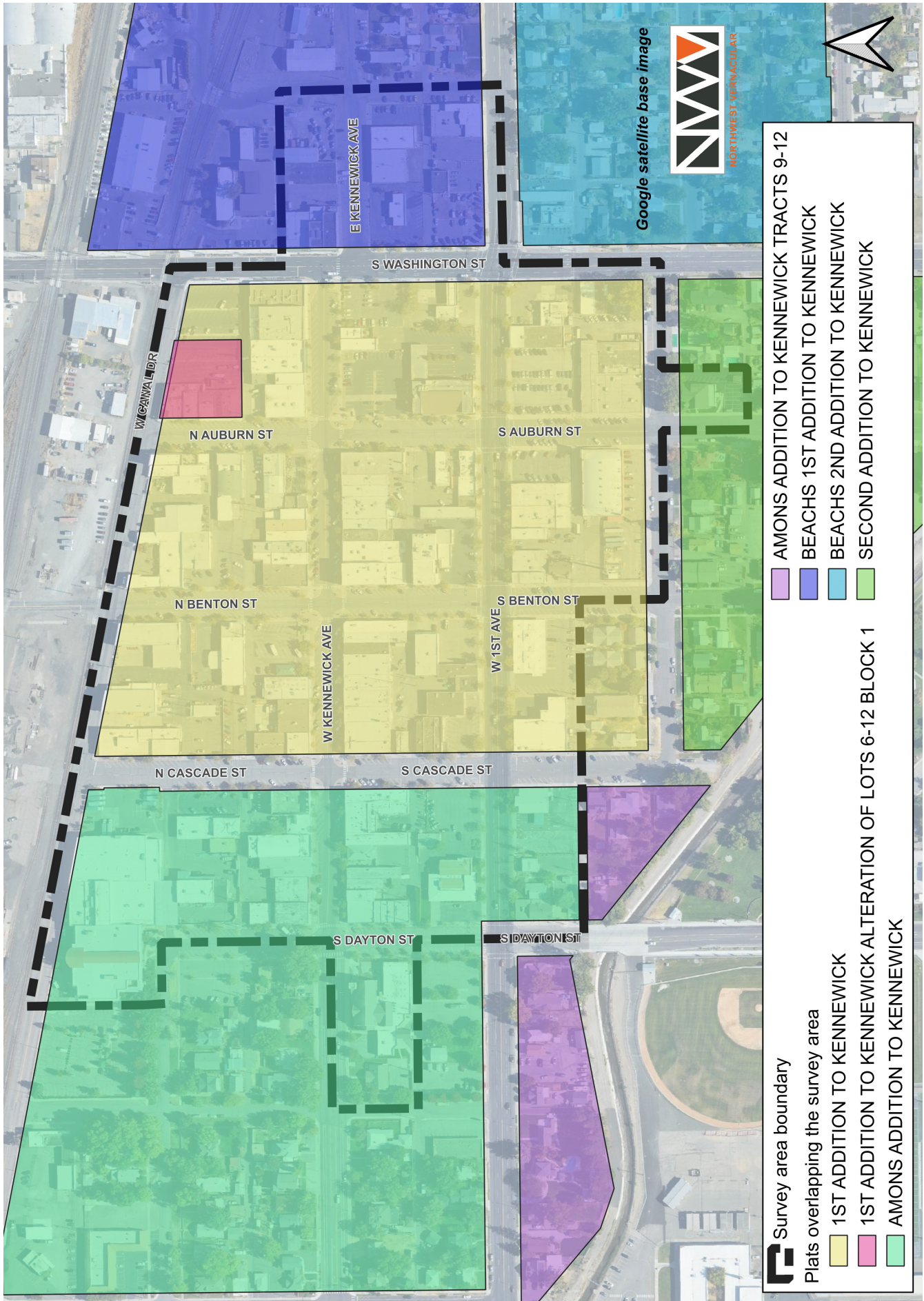
Map 11. Cladding Alterations



Map 12. Plan Alterations



Map 13. Window Alterations



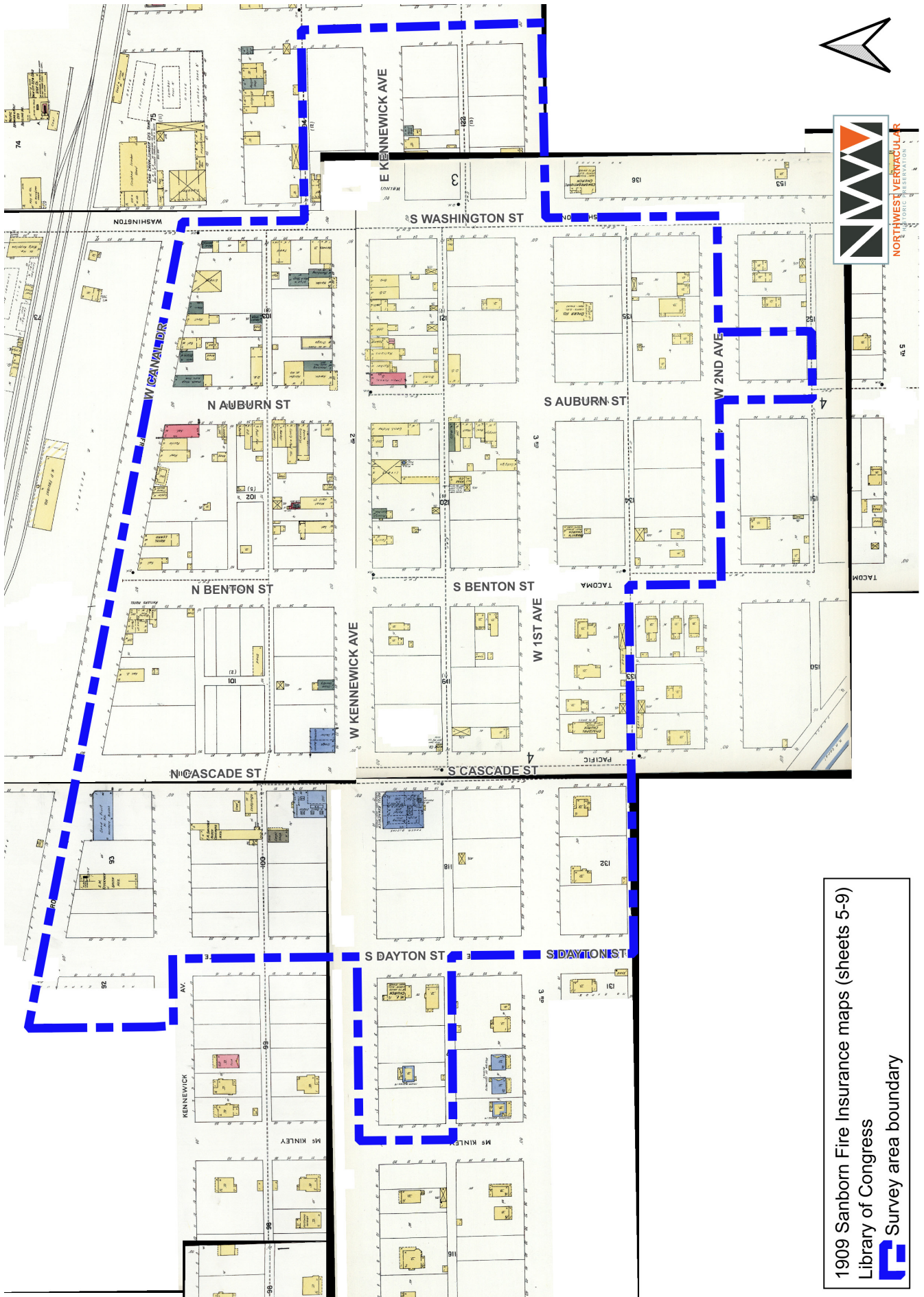
Map 14. Plats



1905 Sanborn Fire Insurance maps (sheet 1)
Library of Congress
Survey area boundary

Map 15. 1905 Sanborn Overlay





1909 Sanborn Fire Insurance maps (sheets 5-9)
 Library of Congress
 Survey area boundary

Map 16. 1909 Sanborn Overlay



Map 17. 1948 USGS Aerial