

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **Kennewick Fruit & Produce Company Building**
other names/site number Farmers Exchange Building

2. Location

street & number 215 West Canal Drive not for publication
city or town Kennewick vicinity
state Washington code WA county Benton code 005 zip code 99336

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local
Applicable National Register Criteria
X A B C D

Signature of certifying official/Title _____ Date _____
WASHINGTON STATE SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____
Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | | buildings |
| | | site |
| | | structure |
| | | object |
| 1 | | Total |

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Specialty Store

Agriculture/Subsistence (Processing)

Agriculture/Subsistence (Processing)

Industry/Processing/Extraction (Manufacturing Facility)

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

No Style

foundation: CONCRETE

walls: CONCRETE

roof: SYNTHETICS: Vinyl

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary

The Kennewick Fruit & Produce Co. Building sits on a 0.29-acre parcel on the south side of West Canal Drive (formerly Front Avenue) in downtown Kennewick, Washington. The Northern Pacific Railroad is located directly north of the property on the opposite side of the roadway. The property is flanked to the east and west by commercial uses. The neighboring buildings at 51 N Cascade Street and 35 North Benton Street were utilized by tenants of the nominated building to house additional inventory and service areas for their outdoor power machinery products (Hagey 1997; Woehler 1990). The connected space between the parcel to the east was also utilized as an outdoor garden center. The properties at 51 N Cascade and 35 North Benton are not included in this nomination.

The footprint of the nominated building is positioned at the northwest corner of the parcel, and the north façade is angled to parallel the alignment of West Canal Drive. The overall site is void of landscaping and the exposed portions of the lot are fully hardscaped. Angled customer parking spaces occupy the east third of the property. The paved south end of the property serves as a staging and loading zone.

Building Exterior

The trapezoidal-plan Kennewick Fruit & Produce Co. Building, constructed in 1912, is two stories in height with a raised basement. The warehouse is topped by a flat roof with a low, stepped parapet. The roofing is a rolled composite material. The exterior walls are composed of original board-formed concrete. The fenestration is comprised of historic-age and modern replacement window and door units. Nearly all of the extant fenestration openings appear to be original to the initial construction phase (*Kennewick Courier* 1912h).

The primary elevation faces north toward West Canal Drive, formerly Front Avenue. Full-height engaged pilasters divide the façade into five equal bays. The first and second stories are separated by a simple string course. Historically, the building was entered through a central, recessed door flanked by two angled storefront windows (*Kennewick Courier* 1912h; Unknown 1939-1943). During the 1940s, the entrance was infilled with a large, repurposed wood-sash window with a two-over-two pane configuration (Unknown 1950s). A wood trap door encloses the space below the window where the entry stairs were formerly located. The two bays on the west half of the façade are filled with original wood-sash windows matching that of the center bay. The window openings within the two easternmost bays are partially enclosed with grooved wood panels. The replacement windows in these bays likely date to circa 1940 (Unknown 1939-1943). Rectangular basement lightwells covered by plywood boards punctuate the four outer bays. Historical photographs of the property show that the lightwells were formerly occupied by open metal grates (Unknown 1939-1943).

Five evenly spaced, vinyl-sash, one-over-one windows are located on the second story of the façade. Historical photos indicate that the original second-story windows were double-hung, wood-sash units with horned meeting rails (Unknown 1939-1943, 1950s). The window openings, which appear to be original, are centrally positioned within their respective bays.

The north elevation is painted with Farmers Exchange and Purina Mills branding. The current paint scheme dates to the 1970s, at which time the exterior concrete walls were painted white (East Benton County Historical Society n.d.; Unknown 1970s). However, portions of the design date to the 1950s, including the primary Farmers Exchange signage and "Feed, Seeds, Farm, & Garden Needs" painted at the second story. The Purina logo has also been featured on the façade in various forms since at least the mid 1950s. Since then, the checkered Purina emblem has become a hallmark of the Kennewick Fruit & Produce Co. Building and business.

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A concrete platform, added during the mid-twentieth century to replace a wood deck, spans the length of the east side of the building (NETR Online 1955; Sanborn Map Company 1925b; unknown 1939-1943, 1950s, 1970s). The platform is accessed by concrete steps at the north end of the building. The platform is sheltered beneath a modern shed roof canopy and terminates in a concrete loading ramp at the southeast corner of the building. The loading ramp was added in 2000 (City of Kennewick 2024). Fenestration on the east elevation consists of a pair of replacement double-doors, two replacement personnel doors, one replacement vinyl-sash window, and one original sliding wood door with tongue-and-groove panels located near the southeast corner. The double-doors serve as a patron entrance. A faint rectangular outline on this elevation denotes the former connection point between the nominated building and an earlier wood-frame building that previously occupied the site (*Kennewick Columbia Courier* 1904). The wood-frame building was demolished between 1912 and 1925 (*Kennewick Courier* 1912h; Sanborn Map Company 1925a). An original concrete chimney cap protrudes from roof parapet near the center of the east elevation.

The west side of the building is the least embellished of the four elevations. Six original window openings asymmetrically arranged at the first and second stories are fitted with modern, one-over-one vinyl-sash units. Two original concrete chimney caps project from the parapet. Simple blue and white Farmers Exchange signage is painted at the northeast corner near the roofline.

The rear, south elevation of the building includes three points of entry. A concrete access ramp extends below grade to connect the basement to the paved staging area at the back of the property. Two sliding door openings, one of which is presently enclosed with wood boards, are at the first story. The operable door, located near the southwest corner, appears to be original. Like the sliding door on the east elevation, the door is wood with four tongue-and-groove panels. A row of four evenly spaced vinyl-sash windows set in original window openings fenestrate the second story. Multiple non-original, wood-frame additions at the rear of the building were removed around 1997 (City of Kennewick 2024; Porter 1989).

Building Interior

The ground-level interior of the Kennewick Fruit & Produce Co. Building consists of a large, open sales floor and a smaller, partitioned office room near the front of the building (Sanborn Map Company 1925b). The interior flooring materials include wood and concrete. Two wood staircases provide access to the second story. Elements of the building's structural framework are visible throughout the interior, including exposed wood beams supporting the second floor and original timber posts separating the inventory space into four aisles. Some of the posts have been replaced with metal poles. Two original seed cabinets are installed adjacent to the office.

The second story and basement of the Kennewick Fruit & Produce Co. Building were not accessible at the time of nomination.

The Kennewick Fruit & Produce Co. Building retains a high level of integrity. The building has never been moved from its location south of the railroad on West Canal Drive, formerly Front Avenue and maintains its setting and feeling. The immediate vicinity of the property in downtown Kennewick, has a mix of commercial and industrial buildings, and has remained largely unchanged since the mid-twentieth century. The building also possesses a high degree of integrity of design, materials, and workmanship. With the exception of the replacement of some exterior fenestration and interior modernization to meet business needs over the years, the building retains nearly all of its design elements and physical features that existed during its period of significance. The only substantive, public-facing alterations are the installation of vinyl-sash windows and the addition of a shed-roof canopy along the east elevation.

The character-defining features of the Kennewick Fruit & Produce Co. Building include, but are not limited to, the following:

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- Overall building footprint, massing, and configuration
- Board-formed concrete exterior walls
- Stepped roof parapet
- Extant concrete chimneys
- Arrangement of bays on the north façade
- Location and dimensions of extant original fenestration openings
- Extant original wood-sash windows on the north façade
- Extant original wood sliding doors on the east and south elevations
- Farmers Exchange and Purina signage on the building exterior
- Extant original wood posts and beams on the building interior

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

AGRICULTURE

Period of Significance

1912-1957

Significant Dates

1912 (year of construction)

1939 (year of purchase by Farmers Exchange)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Summary

The Kennewick Fruit & Produce Co. Building in Kennewick Washington is historically significant at the local level under Criterion A due to its direct association with the broad pattern of commercial development of the City of Kennewick. Constructed in 1912, the building is one of the oldest extant commercial buildings in downtown Kennewick. Its development coincided with Kennewick's transition to a burgeoning commercial hub at the turn-of-the-century, driven by the agricultural activities of the surrounding region. The building's strategic location, next to the railroad tracks, and the essential services it provided, played a demonstrable role in fostering the town's early economic growth during this transformative period.

Since its construction, the building has served various processing, distribution, and commercial functions which have been critical to Kennewick's agricultural sector. From 1939 to 2024 the building was home to the Farmers Exchange, a feed and farm supply store, who provided essential products and supplies to the surrounding farming community, and later in-town residences. The ability of the Farmers Exchange to adapt to ever-changing consumer needs through the twentieth century, ensured its continued relevance and importance in the community for more than 75 years. Feed stores such as the Farmers Exchange transcended their basic commercial roles and also served as destinations for farmers to gather, exchange knowledge, and receive support.

The period of significance begins in 1912, the date of construction of the building, and ends in 1957, the year the business was sold to a second generation of owners. That time also signified a shift in business practice. As the 1950s drew to a close, the offerings of the Farmers Exchange began to mirror Kennewick's evolving suburban landscape and diminishing dependence on the agricultural industry. While the building has ceased serving Kennewick's farming community, its modern clientele base was predominately comprised of homeowners seeking products and services for home improvement and maintenance. This shift occurred contemporaneously with the retirement of Emerald A. Silliman, the patriarch of the Silliman family who had purchased the nominated building from its founders Alfred C. Amon and Carl C. Williams.

City of Kennewick

The city of Kennewick went through three distinct stages before finally becoming a permanently established community at the turn-of-the-century. It had its beginnings as a railroad camp established in 1884. However, it was almost entirely dismantled in 1887 after railroad track construction was completed and railroad bridge was built over the Columbia River establishing a nearby city, Pasco (on the other side of the river), as the railroad's division point. At the time it was noted that in Kennewick "most of the people moved to other towns, some taking their buildings with them."

The second stage began in 1892, when an ambitious irrigation project, led by the Yakima Irrigation & Improvement Company, began construction of an open ditch canal to bring water to the dry land around Kennewick. A new townsite was platted, a little farther back from the river than the old townsite, and people and farmers began to pour in seeking new opportunities. A three-story hotel was built; a newspaper began to publish; and a school was established. The population reached around 400. However, the little town's hopes were almost immediately dashed when the irrigation company went solvent during the national financial panic of 1893. The irrigation project was abandoned. Unfinished, by 1899, Kennewick was, once again, "all but deserted."

In 1902, the town was revived for a third time, when the Northern Pacific Railway took over the irrigation project and finally completed it. This time, the desert around the town began to bloom; and the railroad brought in new settlers and business. By 1903, the town's new newspaper, the Kennewick Courier, reported that Kennewick had 30 businesses, including three hotels, a billiard hall, a jeweler, two doctors, and three attorneys. By then the population had climbed back up to 350.

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Agriculture provided an economic driver for the town, and Kennewick quickly began to grow, increasing to a population of 1,219 residents by 1910. As agricultural efforts gained traction, Kennewick became the natural market center. The city officially incorporated in 1904 and by 1910, three railroad lines crossed the Columbia, all directly passing through Kennewick—the Northern Pacific, Great Northern, and Oregon-Washington Railroad & Navigation Company. This cemented the city's value in the region. It was during this period that the nominated building was constructed.

By 1918, Kennewick was a modern town with a network of power lines, numerous church spires, a lively main street, and "orchards and green fields almost continuous to the farthest hill." The population hit 1,684 in 1920. Apple, cherry and peach orchards abounded. One Kennewick orchardist noted that "there was common belief that if a person owned 10 acres of bearing orchard, it would make them a good living." In the 1910s, grapes - mostly Concord grapes - were a common crop and Kennewick staged an annual Grape Festival.

With the arrival of more people, a commercial district soon developed, centered initially around Front Street (now W Canal Dr.), and Yakima Street (now Auburn Street). Some businesses were also located on 2nd Avenue (now Kennewick Ave). As a railroad town, the main businesses faced the railroad tracks, where the Northern Pacific freight and passenger depot was located. Adjacent to the tracks were also grain warehouses, lumber yards and other industrial related businesses.

While commercial construction was largely one and two-story wood-frame buildings, many business owners took advantage of a new building material, concrete. Both poured concrete and concrete blocks, which began being produced locally, were available as early as 1905. Concrete afforded a less expensive building material, and more importantly, fire-proof construction. Local newspapers reported that local architect F.A. Swingle facilitated resumed operations of a concrete block manufacturing plant in 1907. He became part owner of the plant, and created a bit of a concrete block building boom in the growing community. Numerous concrete block buildings, both commercial and residential were built in Kennewick during the early years of development. While the Kennewick Fruit & Produce Co. owners did not utilize concrete block, they did take advantage of concrete as a building material. A similar poured concrete building, contemporary with the nominated building, is the Kennewick Wholesale Grocery Co. Warehouse (20 N Date St.)

Over the next two decades, construction shifted to brick masonry buildings and the core of the downtown was re-centered blocks away from the railroad tracks. 1925 Sanborn maps show a significant increase in density and development that extended further to the west along West Kennewick Avenue to Cascade Street.

Agricultural Context

Regardless of the shift of the downtown away from the nominated building, the Kennewick Fruit & Produce Co. Building remained an integral part of the agricultural development of Kennewick and Benton County. Early agricultural efforts of Benton County were predominantly focused on dryland farming due to the region's arid climate. Farmers grew hardy crops such as wheat, which were well-suited to the dry conditions. Cattle and sheep ranching were also prominent activities during the late-nineteenth century, with ranchers taking advantage of the vast open rangelands in the area. However, the introduction of regional irrigation projects during the twentieth century transformed the landscape, allowing for the cultivation of a greater variety of high-value crops like grapes, apples, cherries, and other fruits. Likewise, livestock farming diversified to include dairy farming and poultry, which provided protein products to the growing Tri-Cities population (Bruce 2005; Drennan 2013; Gibson 2004; Kershner 2008; Meyer 1959; Rowe 2018).

Property History

The property on which the nominated building is located was first developed by G.A. Nutt in December 1904. Nutt commissioned a large, wood-frame building that would remain on the property through at least the 1910s (*Kennewick Courier* 1912h; Sanborn Map Company 1905, 1909, 1925a). Amidst construction, the Kennewick school board arranged an agreement with Nutt to use the building as a schoolhouse (*Kennewick Columbia Courier* 1904; Sanborn Map Company 1905, 1909). Prior to this, local public education activities were highly transient, occupying temporary facilities as the community adjusted to a growing student-age population

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(*Kennewick Columbia Courier* 1903). The Nutt schoolhouse opened to students in early 1905 with Nutt serving as the teacher. Research revealed very little information about Nutt aside from his teaching experience—often being referred to as Professor Nutt—and his ownership of multiple pieces of real estate in the area (*Kennewick Courier* 1906b). Nutt moved to Moscow, Idaho in 1906 to attend the University of Idaho (*Kennewick Courier* 1906a).

Beyond education, the original building on the property was used by myriad individuals, businesses, and community groups during this early period. Newspapers articles published in 1905 indicate that the schoolhouse doubled as a prominent meeting space for agricultural organizations such as the Kennewick Fruit Growers' Association, as well as a political venue for local elections (*Kennewick Columbia Courier* 1905a, 1905b, 1905c, 1905g, 1905i, 1905j). The building was also leased for limited commercial activities while classes were not in session, and the second story was rented as apartments (*Kennewick Columbia Courier* 1905d, 1905f, 1905i). From 1906 to 1909, after the Kennewick school system outgrew the Nutt schoolhouse, George C. Fendler operated the O.K. Bottling Works on the premises (*Kennewick Columbia Courier* 1905e, 1905h; *Kennewick Courier* 1906c, 1906d, 1906e, 1906f, 1906g, 1907, 1909a; *Tri-City Herald* 1952). Fendler's occupancy was briefly succeeded by the Twin City Ice and Cold Storage Company (*Kennewick Courier* 1908, 1909b, 1909c).

In 1912, the Kennewick Fruit & Produce Company acquired the property and erected the present concrete warehouse (*Kennewick Courier* 1912a, 1912b, 1912c, 1912d, 1912e, 1912f, 1912g, 1912h; Northern Pacific Railroad 1948). Nathan Thayer, one of the largest landowners in Kennewick at the time, financed the construction for approximately \$10,000 (*Kennewick Courier* 1912c, 1914). The building was one of two major "fireproof" warehouse projects initiated in Kennewick that year, the other being the after mentioned community warehouse at 20 North Date Street. Upon completion, the warehouses were heralded as an indication of the city's growing importance as a key agricultural distribution node for Washington state (*Kennewick Courier* 1912c, 1912h).

The proprietors of the Kennewick Fruit & Produce Company initially retained the original wood-frame schoolhouse building adjoining the east side of the nominated building for use as a stable, office, and auxiliary storage space (*Kennewick Courier* 1912b, 1912f). The date, in which the original building was ultimately demolished, is unknown. It was no longer extant by 1925 (*Kennewick Courier* 1912f; Sanborn Map Company 1925a).

Established as a fruit growers' cooperative around 1908, the Kennewick Fruit & Produce Company conducted business at the subject property through the early 1920s. Reportedly the organization was renamed the Produce Company in 1915 (*Kennewick Courier-Reporter* 1915, 1921). Though primarily a produce distributor and mercantile, the organization's leadership once considered adding a feed mixing station to their services, foretelling the site's future use by the Farmers Exchange (*Kennewick Courier-Reporter* 1915). Following a poor crop season and several months of slow business, control of the Produce Company was transferred to the Spokane Merchants Association in 1921 (*Kennewick Courier-Reporter* 1921).

By the 1930s the ownership of the building had shifted to the Swift & Company, a national meat processing corporation. They operated the building as a creamery (*Kennewick Courier-Reporter* 1930a, 1932, 1935; Kutner 1995). Though brief, Swift & Company's occupancy of property was impactful on the broader Kennewick community. A newspaper article detailing the firm's business dealings in 1932 stated:

Approximately 600 persons have benefited by the fact that Swift & Company operates its Kennewick plant. Many of these persons are farmers who have butterfat, eggs and poultry to sell. Others are Kennewick people who live here, pay their taxes here, and many of them are employed by Swift & Company.

The fact that the company also operates the produce plant in Kennewick is a distinct trade advantage to Kennewick merchants, inasmuch as farmers with butterfat, eggs and poultry to sell bring it to the city after

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disposing of it through the local produce plant spend their money here with local merchants for various articles (Kennewick Courier-Reporter 1932).

After the creamery built a new factory, the building was sold to new owners, who opened the Farmers Exchange in 1939 (*Kennewick Courier-Reporter* 1939a, 1939b, 1939c; Unknown 1939-1943).

Farmers Exchange

Alfred C. Amon and Carl C. Williams founded the Farmers Exchange in 1924 (*Kennewick Courier-Reporter* 1924a, 1924b). Initially they operated their fledgling business at Tracy's Fine Stallions Livery Stable (demolished), on Front Avenue near the present intersection of West Canal Drive and Washington Street (Woehler 1990a). In announcing their grand opening in the *Kennewick Courier-Reporter*, Amon and Williams described the Farmers Exchange as follows:

Farmer! Here's what you have been looking for. A place to sell, buy or trade livestock, hogs, cattle and horses. We are farmers and we know how badly this community needs a permanent livestock market place. We have opened the Farmers Exchange. In addition to dealing in livestock we will buy and sell hay, grain and feeds (Kennewick Courier-Reporter 1924b).

At the time, the Farmers Exchange addressed several inadequacies in the local agricultural services industry and established a venue for a reliable livestock market. In addition to buying and selling livestock and related products at their store, Amon and Williams also hosted regular community auctions where farmers could sell their surplus produce and equipment (*Kennewick Courier-Reporter* 1925, 1929b). These events were very popular among area residents.

In 1927, Williams sold his interest in the company to E.G. Lape (*Kennewick Courier-Reporter* 1927a, 1927b). Amon followed suit in 1928, making Lape the sole proprietor (*Kennewick Courier-Reporter* 1928). However, for reasons unknown, Amon and Williams bought back the business in 1929 (*Kennewick Courier-Reporter* 1929a). Future owner Emerald A. Silliman joined the Farmers Exchange as an employee in 1930 and bought out Williams interest in 1934, becoming Amon's partner (*Kennewick Courier-Reporter* 1930b, 1934, 1949a). Together the business thrived for another 10 years. Amon retired in 1943 and Silliman took over full ownership (*Kennewick Courier-Reporter* 1943a, 1943b). For another 80 years, the business was run by members of the Silliman family.

During the 1930s, Amon and Silliman conducted business from the Farmer Exchange's second location, near Washington Hardware. Growth facilitated at the purchase of the nominated building in 1939 (*Kennewick Courier-Reporter* 1931, 1939a, 1939b, 1939c; Woehler 1990a). Subsequent to the move, under Silliman's leadership, the Farmers Exchange remained committed to "carrying a full line of feeds and seeds of the best quality obtainable" (*Kennewick Courier-Reporter* 1943b). In 1949, Purina Mills approved the Farmers Exchange as a custom mixing station. It was during that time that the first iteration of the building's iconic checkered signage was added (*Kennewick Courier-Reporter* 1949b, 1949c; Unknown 1950s). The current paint scheme, which closely resembles the original, dates to the 1970s (Unknown 1970s).

Brothers Kenneth (Ken) B. and Clinton (Clint) E. Silliman bought out their father in 1957 (Hudson n.d.; Woehler 1990a). By that time, Kennewick's economy was beginning to diversify. To stay in business, the Farmer Exchange business model also had to change. Increasingly their clientele included suburban homeowners, whom had a different need than farmers. To meet evolving consumer demands, the Farmers Exchange expanded its stock of products for home maintenance, gardening, and pet care (Hagey 1997; Woehler 1990). They also expanded their square footage through purchasing and adapting neighboring buildings at 19 and 35 North Benton Street (Hagey 1997; Woehler 1990). The building at 35 North Benton Street, formerly a cannery, served as a showroom for the Farmers Exchange's inventory of tractors, mowers, and garden machinery. The building at 19 North Benton Street, previously a car dealership, was utilized as a power equipment servicing facility. In 2022, that space was converted into a book and plant shop (Laughlin 2022). The connected space between the parcels was occupied as an outdoor garden center.

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Clint retired and sold his interest in the company to Ken in 1981 (Woehler 1981). Ken, in turn, sold the Farmers Exchange to his son Keith in the late 1990s (Hagey 1997). Ken remained active in the business until his passing in 2021 (Kraemer 2021; *Tri-City Herald* 2021). In 2021 Chris Ingersoll, the great-grandson of Emerald A. Silliman and the nephew of Keith Silliman, acquired the business (Culverwell 2021). It remained in operation until 2024.

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9. Major Bibliographical References

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Kennewick Fruit & Produce Co. Building
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Kennewick Fruit & Produce Co. Building
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Kennewick Fruit & Produce Co. Building
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Kennewick Fruit & Produce Co. Building
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Previous documentation on file (NPS):

- ___ preliminary determination of individual listing (36 CFR 67 has been requested)
- ___ previously listed in the National Register
- ___ previously determined eligible by the National Register
- ___ designated a National Historic Landmark
- ___ recorded by Historic American Buildings Survey # _____
- ___ recorded by Historic American Engineering Record # _____
- ___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Kennewick Fruit & Produce Co. Building
Name of Property

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10. Geographical Data

Acreage of Property Less than 1 acre
(Do not include previously listed resource acreage.)

UTM References NAD 1927 or NAD 1983

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|---------------------|------------------------|-------------------------|---|---------------------|------------------------|-------------------------|
| 1 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing | 3 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |
| 2 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing | 4 | <u> </u> Zone | <u> </u> Easting | <u> </u> Northing |

Or Latitude/Longitude Coordinates
(enter coordinates to 6 decimal places)

| | | | | | |
|---|-------------------------------|----------------------------------|---|-------------------------|--------------------------|
| 1 | <u>46.209890°</u> Latitude | <u>-119.120815°</u> Longitude | 3 | <u> </u> Latitude | <u> </u> Longitude |
| 2 | <u> </u> Latitude | <u> </u> Longitude | 4 | <u> </u> Latitude | <u> </u> Longitude |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located in the northwest quadrant of Section 1, Township 8 North, Range 29 East, Willamette Base Meridian, in the City of Kennewick, Benton County, Washington. It is legally described as a portion of Lot 6, and Lots 7 and 8, of Block 3, of the First Addition to Kennewick. It is otherwise known as Tax Parcel No. 101891020003006

Boundary Justification (Explain why the boundaries were selected.)

The nominated property encompasses the entire urban tax lot occupied by the Kennewick Fruit & Produce Co. Building.

11. Form Prepared By

| | | |
|-----------------|---|---------------------------------------|
| name/title | <u>Michelle Anderson, Architectural Historian</u> | (Edited by DAHP Staff) |
| organization | <u>Rincon Consultants, Inc.</u> | date <u>February 2024</u> |
| street & number | <u>4825 J Street, Suite 200</u> | telephone <u>(916) 382-2997</u> |
| city or town | <u>Sacramento</u> | state <u>CA</u> zip code <u>95819</u> |
| e-mail | <u>mvanderson@rinconconsultants.com</u> | |

Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
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Additional Documentation


Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)



Google Earth Map

Kennewick Fruit & Produce Co. Building
215 W. Canal Drive
Kennewick, WA

Name: 

Latitude:

Longitude:

Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
County and State



Benton County Parcel Map – Parcel No. 101891020003006

Kennewick Fruit & Produce Co. Building
215 W. Canal Drive
Kennewick, WA

Kennewick Fruit & Produce Co. Building
 Name of Property

Benton County, WA
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YAKIMA COUNTY RECORD NO. 84

17



31
16

PLAT OF
FIRST ADDITION
 TO
KENNEWICK
 E 1/2 SECTION 1 T. 8 N. R. 29 E. WILL. MER.
 YAKIMA COUNTY, WASHINGTON
 Scale: 1" = 100'

Description & Dedication
 Be it known that the Northern Pacific Irrigation Company, a corporation organized and existing under the laws of the State of Washington does hereby certify that it is the owner of the following described tract of land, that it has caused the same to be surveyed, laid out and platted into lots, blocks and streets as shown upon the annexed plat to be known as the 'First Addition to Kennewick' and that the sizes of the lots, blocks and streets are as shown upon said plat.

The description of said land being all that portion of the East 1/2 of the Northeast 1/4 of Section 1, Township 8 North, Range 29 East, Willamette Meridian, Washington, described as follows: - Beginning of the north section corner between Section 1, T. 8 N. R. 29 E., and Section 6, T. 8 N. R. 30 E., thence south along the range line between said ranges 29 E. and 30 E., 856.2 feet, more or less, to the intersection of said range line with the south Right of Way line of the Northern Pacific Railway, said point of intersection being the initial point of this survey; thence continuing south along said range line 1183.508 feet to a point; thence west at right angles 1180 feet to a point; thence north at right angles 1423.234 feet to the intersection with said right of way line; thence southeasterly along said right of way line 1204.103 feet to the place of beginning, all being in Yakima County, State of Washington.

The said Northern Pacific Irrigation Company hereby dedicates to the uses of the public forever, all of the streets shown upon the plat.

The above and foregoing subdivision of a part of said NE 1/4 of said section 1 as appears in this plat is made with the free consent and in accordance with the desire of the undersigned owner and proprietor.

In witness whereof: The Northern Pacific Irrigation Company has caused these presents to be sealed with its Corporate Seal, and signed by its Vice-President this 21st day of April, 1902.

Signed and sealed
 in the presence of
 S. J. Pritchard
 H. Garretson

Northern Pacific Irrigation Company
 By A. E. Law, Vice-President
 Attest A. G. Avery, Assistant Secretary



Acknowledgement

STATE OF WASHINGTON) ss
 COUNTY OF PIERCE)

I, S. J. Pritchard, a notary public in and for said County and State, do hereby certify that on this 21st day of April 1902 before me personally appeared A. E. Law and A. G. Avery, personally known to me to be the Vice-President and Assistant Secretary respectively of the Northern Pacific Irrigation Company, the corporation that executed the accompanying plat and dedication and acknowledged to me that they signed, sealed and executed the same in the name of and on behalf of the said corporation, freely and voluntarily and as the free and voluntary act and deed of said corporation and that they were duly authorized so to do and that the seal affixed to said instrument is the seal of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above mentioned.

S. J. Pritchard, Notary Public residing at
 Tacoma, Pierce County, Washington.



Filed for Record in the office of the Recorder of Yakima County, Washington on the 30th day of April, 1902 at 10:30 o'clock A.M. and recorded in A of Plats, Page 84 and in Book 14 of Deeds, Page 5

Filed April 24, 1902 E. E. Kelso, County Auditor

Indexed and Compared
 JUL 13, 1903
 By H. R. L. - R. R. P.

Examined and Approved Apr. 30, 1902
 Frank Horsley, Chairman of the Board of County Commissioners
 of Yakima County, Washington.

STATE OF WASHINGTON) ss
 COUNTY OF YAKIMA)

I, W. B. Newcomb, County Auditor for the County of Yakima, State of Washington, do hereby certify that the foregoing plat of First Addition to Kennewick is a full, true and correct copy thereof, as the same appears of record in the office of the County Auditor, County and State aforesaid.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 29th day of December, A. D. 1905.

Filed *Dec 1, 1905*
Frank Horsley
 Auditor Benton Co. Wash.

Plat of First Addition to Kennewick, 1902 (Pritchard 1902). The nominated property is outlined in red. On file at the City of Kennewick, Development Services Division.

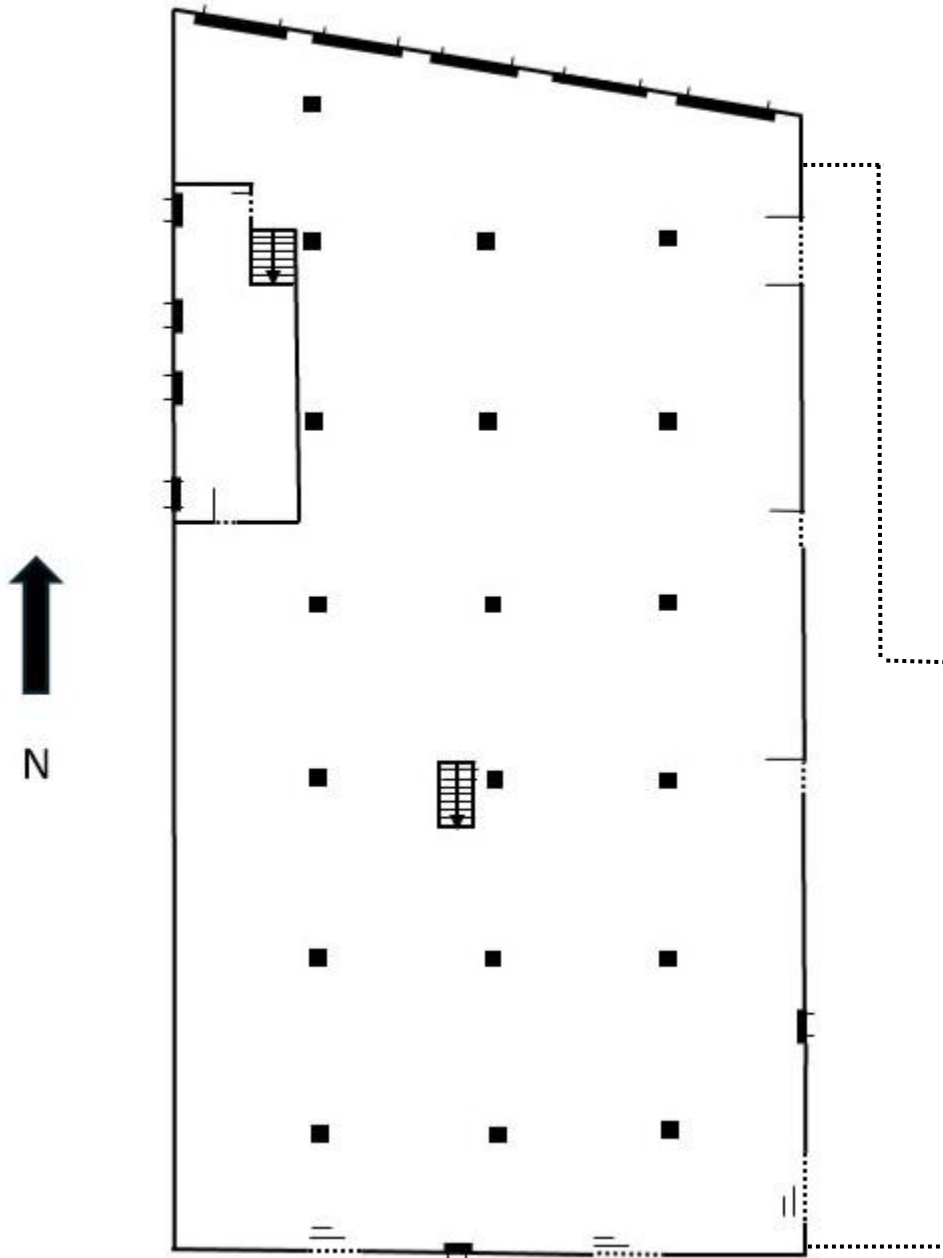
Plat Map

Kennewick Fruit & Produce Co. Building
 215 W. Canal Drive
 Kennewick, WA

Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
County and State

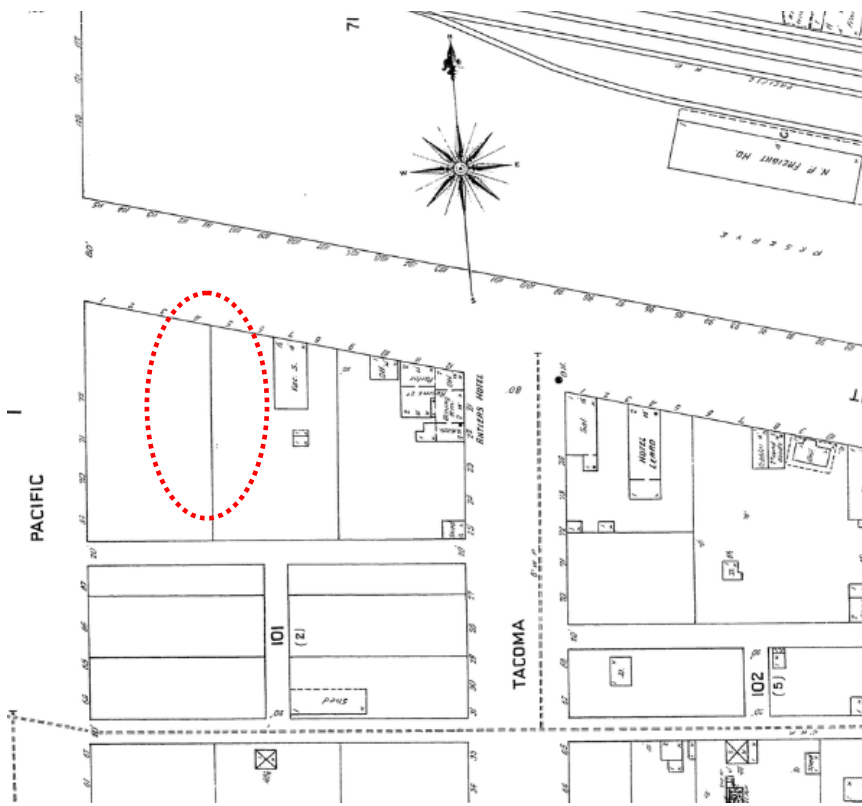
W Canal Drive



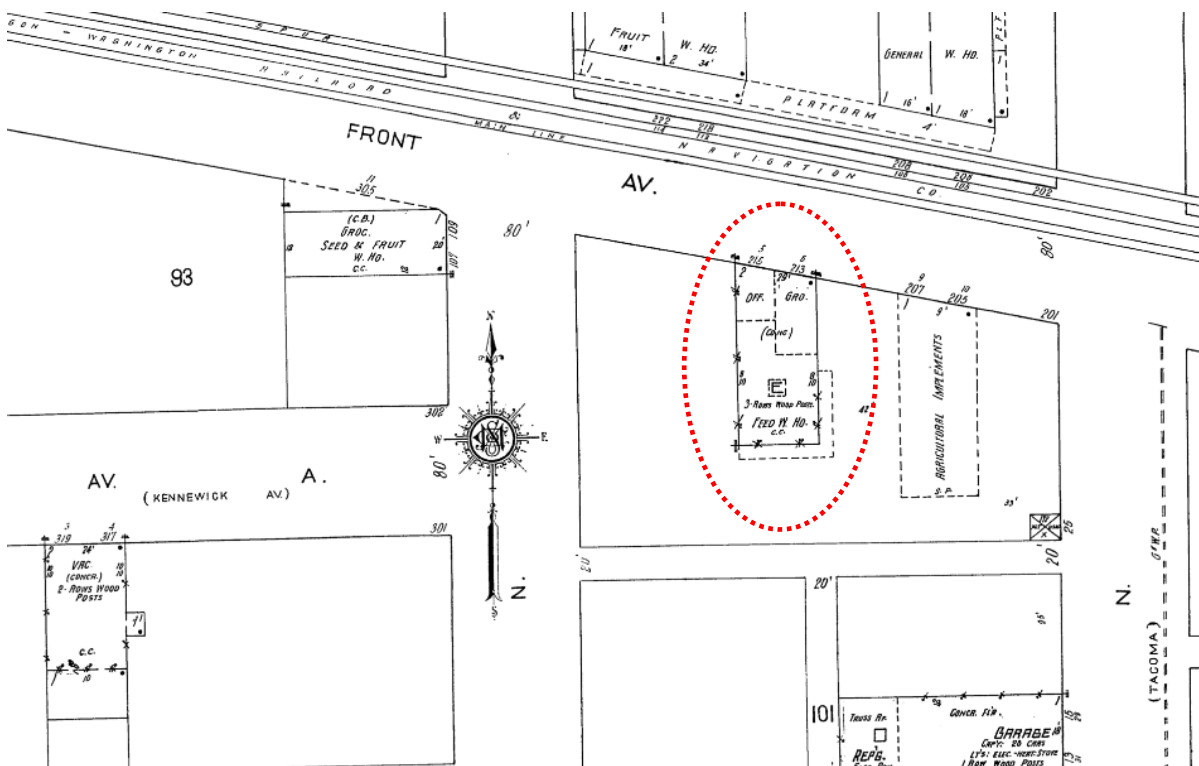
Site Plan | Floor Plan – 1st Floor
Kennewick Fruit & Produce Co. Building
215 W. Canal Drive
Kennewick, WA

Kenewick Fruit & Produce Co. Building
Name of Property

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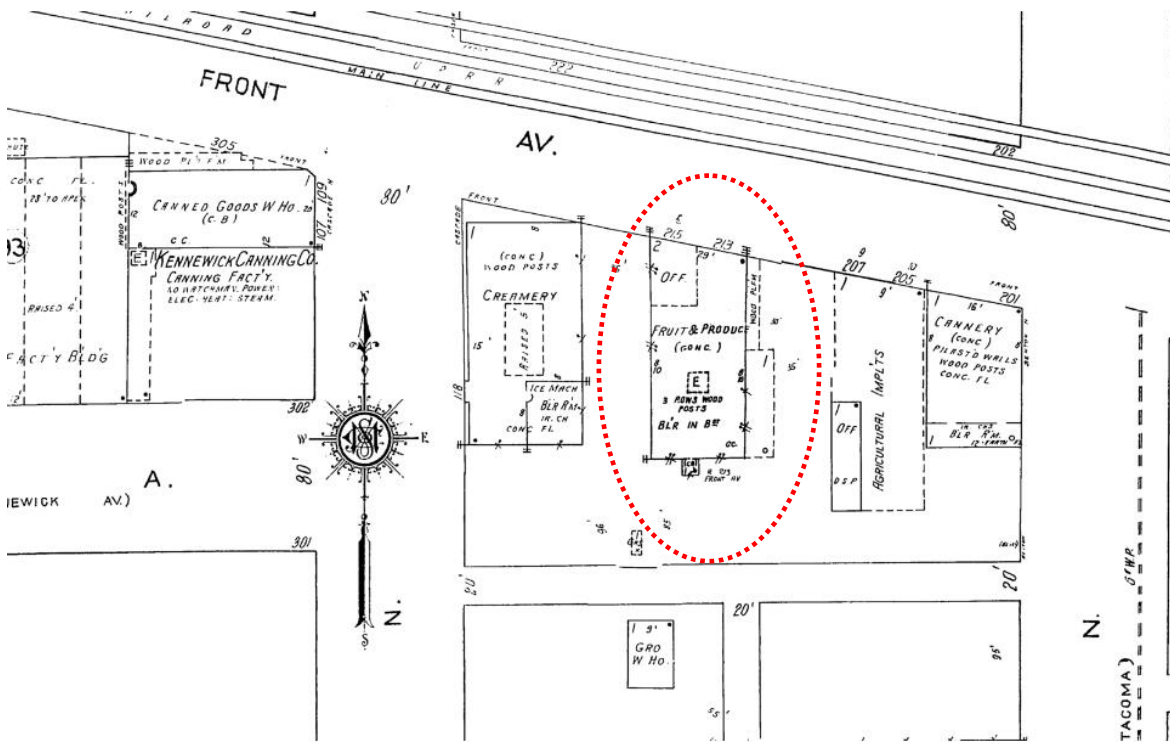
Sanborn Fire Insurance Map – Kenewick, May 1909, Sheet 2



Sanborn Fire Insurance Map – Kenewick, May 1925, Sheet 6

Kennewick Fruit & Produce Co. Building
Name of Property

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Sanborn Fire Insurance Map – Kennewick, May 1925- modified Apr. 1942, Sheet 6



Photograph featured in the *Kennewick Courier* of the Kennewick Fruit & Produce Co. Building shortly after construction in 1912. (*Kennewick Courier*, Dec 20, 1912, pg 5).

Kennewick Fruit & Produce Co. Building
 Name of Property

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APRIL 26, 1912 THE KENNEWICK COURIER, KENNEWICK, WASHINGTON PAGE FIVE

Fruit Baskets

Place your orders now for straw-berry crates and cups. Insist on the Coats & Marks built fine crates and made up cups. Orders will be taken only at

Kennewick Fruit & Produce Co. The Chas. H. Collins Co.
 H. H. Davis Company Cascade Lumber Co. Crab Creek Lumber Co.

BUY KENNEWICK MANUFACTURED BASKETS AND SUPPORT A NEW HOME INDUSTRY

Coats & Marks, Basket Factory

Advertisement - Kennewick Courier, April 26, 1912, pg 6.



Studebaker Wagons and Carriages

ANOTHER car load of these famous vehicles just received. They have been the standard for more than half a century. We have a large assortment at reasonable prices. Come and look them over.

The Kennewick Fruit & Produce Co.
 "You Need the Money that we can Save You" E. M. SLY, Manager



Advertisement - Kennewick Courier, September 6, 1912, pg 5.

GROCERIES

Early in January we will have a large and complete stock of Groceries. Have bought them right and will sell them right. We will prove that the "high freight" about which we have heard so much is worn out as an excuse for high prices. If you wish to reduce the cost of living we solicit your trade. We will save you many dollars each month. On January first resolve to give us a trial. Just to hold your attention until the arrival of our complete stock we will offer a few specials:

| | | |
|--|--|---|
| Cottolene 4lb. pails, 60c, 10lb. pails, \$1.45; best cane sugar, 16 pounds for 98c; 100 pound sack, \$6.05; pure rolled oats, 9 pound sack 40c; fancy raw peanuts 1/2 pound, 14 pounds \$1.00; 3 cans | sugar corn 25c; Fels Naptha Soap, 4 bars 25c., 9 bars 50c; Pearl White or Borax Naptha Soap, 6 bars 25c., 100 bars \$3.90. | 'Phone 441. Free delivery in city or to depots or dock. Cash only. Pay the driver if you order by 'phone. |
|--|--|---|

COAL

| | | |
|--|---|---|
| We have three kinds, Roslyn, Rock Springs and Mendota . Four car loads received this week. Let us have your next order. Both quality and prices are right. | Roslyn lump, \$7.50; Rock Springs nut, \$8.25, lump, \$8.75; Mendota lump, \$7.50. Rock Springs Nut is the best cook stove coal ever used in Kennewick. Try it and you will always insist upon having it. | On coal we have to add 50c. per ton for delivery. Prompt service and full weight. Until December 31st, only, we will reduce prices 15c. per ton in lots of two tons or more. Better get your winter's supply at once. |
|--|---|---|

You need the money that we can save you.
KENNEWICK FRUIT & PRODUCE CO

Advertisement - Kennewick Courier, December 20, 1912, pg 7.

Poultry Supplies

We carry a very large and complete stock of feed and supplies of all kinds. Also a good assortment of Remedies and Tonics. We specialize on poultry keepers' needs and have just the right goods for them. Our prices are always lower than others ask.

Seeds

Our complete price list will soon be ready. We will have an unusually complete stock of the very best seeds obtainable. Prices this year will be lower than ever before. Do not buy anything until you see our list.

KENNEWICK FRUIT & PRODUCE CO. E. M. SLY, Manager
 PHONES 441 and 661

You Need the Money That We Can Save You

Advertisement - Kennewick Courier, January 23, 1914, pg 5.

Kennewick Fruit & Produce Co. Building
Name of Property

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PAGE SIX THE KENNEWICK (WASH.) COURIER-REPORTER Thursday, August 17, 1939

NOV!

The Farmers Exchange

has moved to new location in the big
Concrete Building Next To The Creamery
BIGGER BETTER MORE CONVENIENT

BIGGER STOCKS

In our new building we will have plenty of room for our supplies, so that we can take advantage of lower cost prices on quantity purchases. This will enable us to sell even lower than before.

MORE CONVENIENT

We believe you will like to come here, for we have ample facilities for trucking and loading—big roomy platforms with plenty of parking space off the street. Come in and see us.

BETTER SERVICE

We handle many lines of goods needed on the farm. If you want anything, be sure to ask us about it, for we are in position to save you money on many things.

SPERRY'S PRODUCTS

Chemists and farm specialists have long experimented to produce properly balanced feeds for all farm animals. That success has followed is evidenced by the wonderful success which has followed their specialized use. A feed for every farm animal and for every purpose is listed among the sperry products which we carry in stock.

SUREBUILD . . .

a feed especially prepared for young poultry—a starting and growing mash.

PULLET SCRATCH . . .

a food to prepare the young hen for her egg producing career.

SURELAY

to get the biggest production possible from your hens, be sure to feed this farm-tested, products controlled, scientific mixture. Absolute, year-round uniformity in formula.

SURERABBIT . . .

will produce a two-pound animal in 8 weeks. Try it.



REMEMBER . . .

our own Egg Mash is made up from a W.S.C. formula especially devised for this locality. We carry plenty at all times.

Nobody ever produced a feed but that somebody could make it poorer and sell it for less.



SURECHAMP . . .

pelleted dog food will keep the pup in first class condition the year around.

SURECALF . . .

best for the future milk producer, and

SUREMILK . . .

for actual production. Results from these feeds can be proven by local feeders.

SURETURK BUILDER . . .

for young poults, and

SURETURK FINISHER . . .

are the ideal foods for turkeys. This pelleted food has been proven in this district as ideal for biggest returns.

FARM ANIMALS

We buy and sell farm animals and can always find one to suit you --- or a market for what you have. Our methods of doing business saves you money on every transaction. Be sure to see us before you buy or sell farm animals.



NEW FEED MILL

"Now you can have that special formula of yours, Bill, made to order since the Farmers Exchange has installed their new feed mill. I'm told this new equipment is first class in every way. Why don't you drop in and see them in their new location?"

We'll be glad to mix and grind feeds to your specifications.

You can always **SAVE MORE** When You Shop Here!

OPEN HOUSE, August 26th

We're still moving, but expect to have everything arranged by the end of next week. Watch for our announcement.



FARMERS EXCHANGE

PHONE 1381

KENNEWICK



Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
County and State



Kennewick Fruit & Produce Co. Building after being acquired by the Farmers Exchange – c. 1940. Note this is prior to the dissolution of the Amon and Silliman in 1943. Photograph courtesy of Chris Ingersoll.



Interior of the Farmers Exchange (c. 1943).
Photograph courtesy of Chris Ingersoll.



Advertisement - Kennewick Courier -
Herald, January 30, 1947, pg 4.

Kennewick Fruit & Produce Co. Building
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The Silliman family photographed in 1949. Zelma and Emerald A. Silliman are surrounded by Kenneth B., Clinton E., Roy C., and Glenn S. Silliman (c.1949). On file at the Museum at Keewaydin.



Photograph of the Farmers Exchange (c1955). On file at the Museum at Keewaydin.

Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
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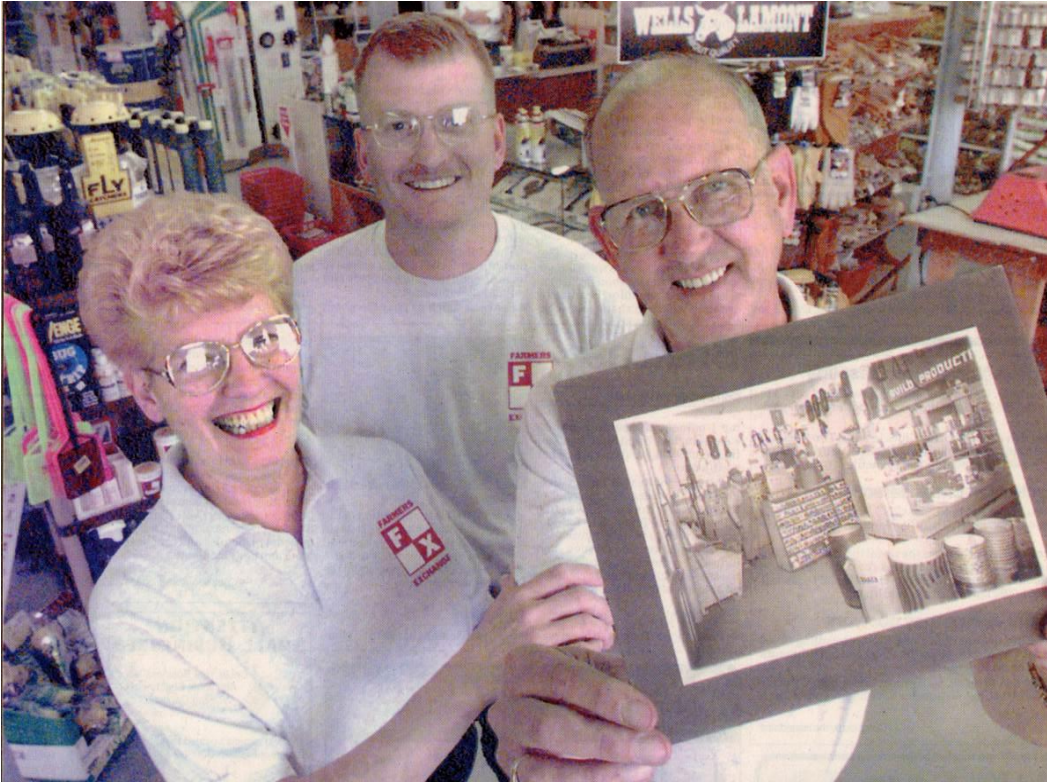
Mid-1970s photograph of Clinton E., Monte, Kathy, Arleen, and Kenneth B. Silliman standing in front of the Farmers Exchange. On file at the Museum at Keewaydin.



c.1980 photograph of the Farmers Exchange. Photograph courtesy of Chris Ingersoll.

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Arleen, Keith, and Kenneth B. Silliman (Erickson 1997). Photograph courtesy of Chris Ingersoll.



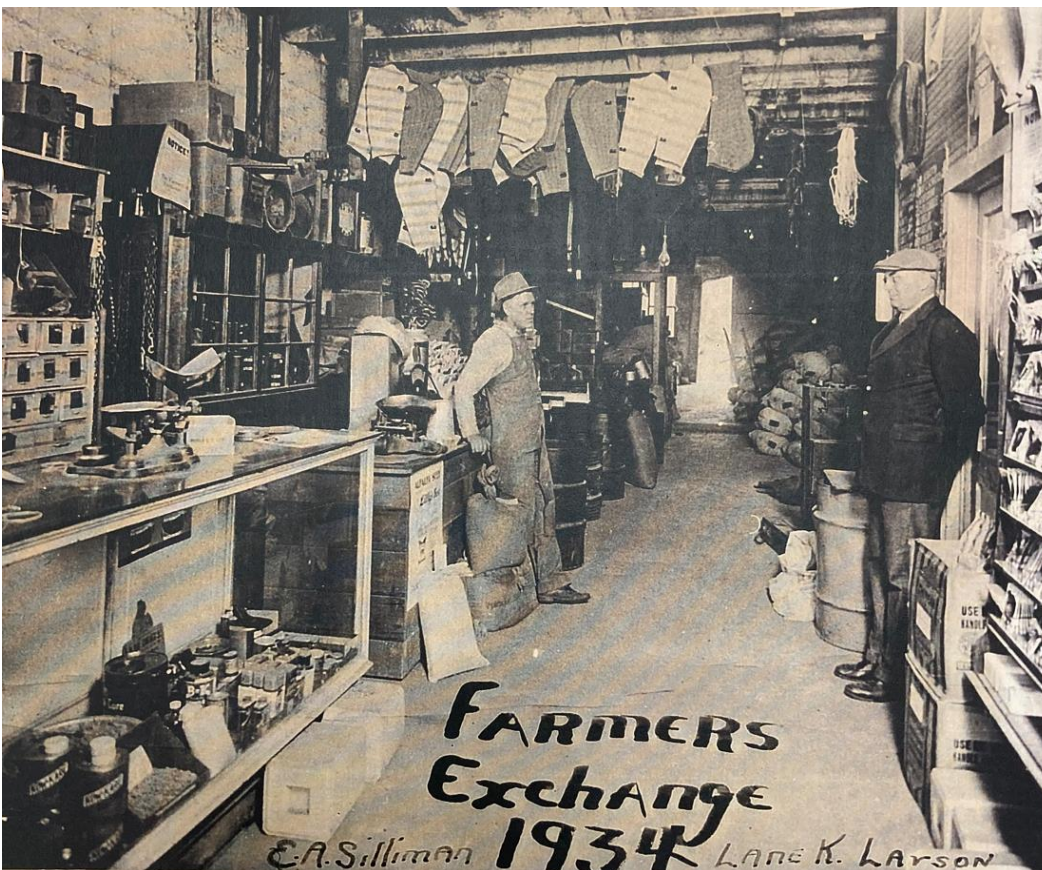
Original Farmers Exchange facility located on Front Avenue (c.1925).
Photograph courtesy of Chris Ingersoll.

Kennewick Fruit & Produce Co. Building
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Second location of Farmers Exchange facility located on Front Avenue (c.1938). Photograph courtesy of Chris Ingersoll.



Emerald A. Silliman photographed in the second Farmers Exchange location in 1934. Photograph courtesy of Chris Ingersoll.

Kennewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kennewick Fruit & Produce Co. Building
City or Vicinity: Kennewick
County: Benton **State:** WA

Photographer: Steven Treffers, Cultural Resources Director, Rincon Consultants, Inc.
Date Photographed: May 6, 2024

Description of Photograph(s) and Number:



1 of 23. Primary, north façade of the Kennewick Fruit & Produce Co. Building. Camera facing south.

Kennewick Fruit & Produce Co. Building
Name of Property

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2 of 23. Detail view of fenestration on the north façade of the Kennewick Fruit & Produce Co. Building. Camera facing southwest.



3 of 23. Northeast corner of the Kennewick Fruit & Produce Co. Building, showing north façade and east side. Camera facing southwest.

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4 of 23. Covered concrete walkway/platform on east side of the Kennewick Fruit & Produce Co. Building. Camera facing south.



5 of 23. Detail view of replacement fenestration on the east side of the Kennewick Fruit & Produce Co. Building. Camera facing northwest.

Kennewick Fruit & Produce Co. Building
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6 of 23. Original wood door on the east side of the Kennewick Fruit & Produce Building near the southeast corner. Camera facing west.



7 of 22. Southeast corner of the Kennewick Fruit & Produce Co. Building, showing east side and south end. Camera facing northwest.

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8 of 23. Loading ramp leading to the basement at the southeast corner of the Kennewick Fruit & Produce Co. Building. Camera facing north.



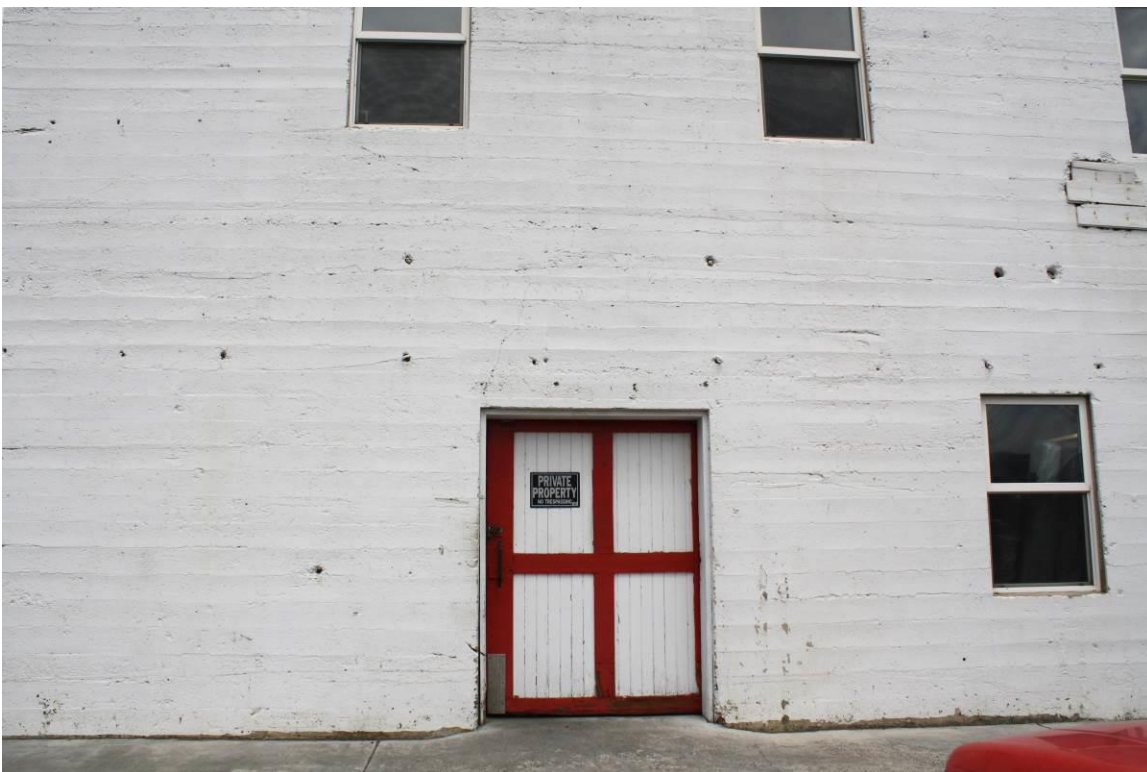
9 of 23. Rear, south end of the Kennewick Fruit & Produce Co. Building. Camera facing north.

Kennewick Fruit & Produce Co. Building
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10 of 23. Detail view of replacement fenestration and door opening enclosed with wood boards on south side of the Kennewick Fruit & Produce Co. Building. Camera facing northwest.



11 of 23. Detail view of original wood door on the rear, south end of the Kennewick Fruit & Produce Co. Building near the southwest corner. Camera facing north.

Kennewick Fruit & Produce Co. Building
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12 of 23. Southwest corner of the Kennewick Fruit & Produce Co. Building, showing south end and west side. Camera facing northeast.



13 of 23. West side of the Kennewick Fruit & Produce Co. Building. Camera facing southeast.

Kennewick Fruit & Produce Co. Building
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14 of 23. Northwest corner of the Kennewick Fruit & Produce Co. Building, showing north façade and west side. Camera facing southeast.



15 of 23. Interior of the Kennewick Fruit & Produce Co. Building; window opening at center marks formers the original entrance location. Camera facing northwest.

Kennewick Fruit & Produce Co. Building
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16 of 23. Front room/office of the Kennewick Fruit & Produce Co. Building, furnished with historic-era seed drawers. Camera facing southwest.



17 of 23. Front stairwell on the interior of the Kennewick Fruit & Produce Co. Building. Camera facing southwest.

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18 of 23. Front half of the interior of the Kennewick Fruit & Produce Co. Building, showing some replacement metal structural posts. Camera facing southwest.



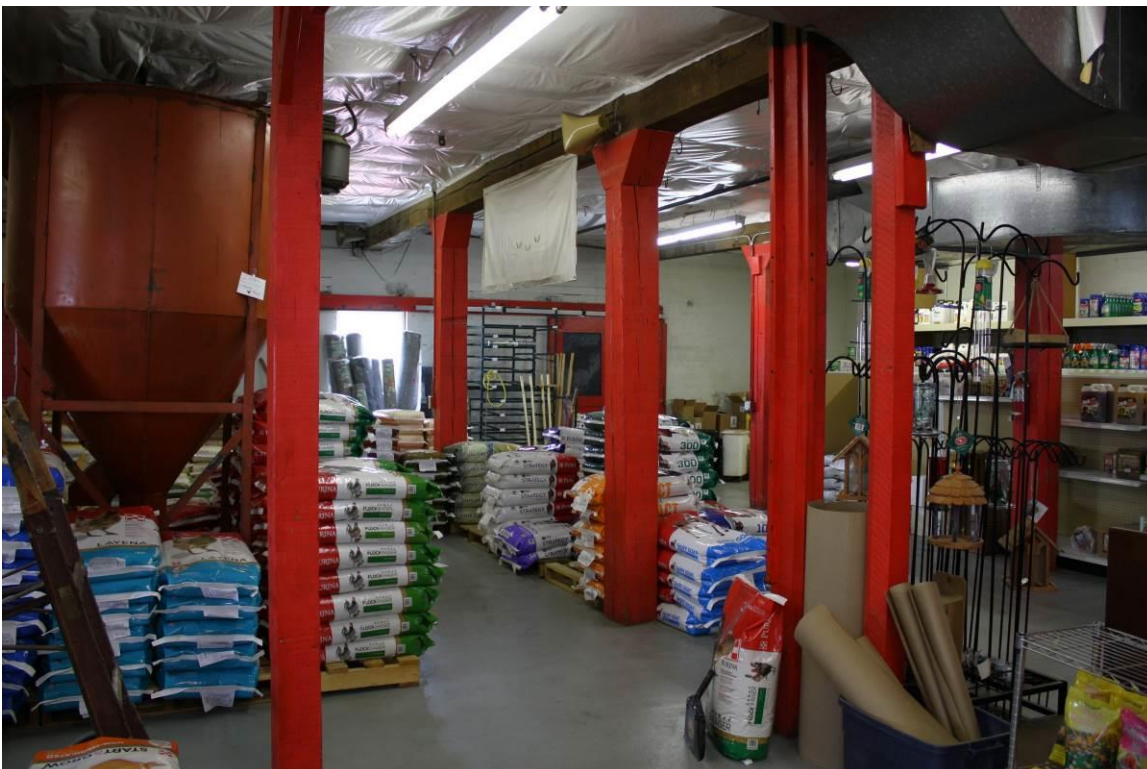
19 of 23. Central interior of the Kennewick Fruit & Produce Co. Building, looking toward the front stairwell. Camera facing northwest.

Kennewick Fruit & Produce Co. Building
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20 of 23. Rear stairwell on the interior of the Kennewick Fruit & Produce Co. Building. Camera facing southeast.



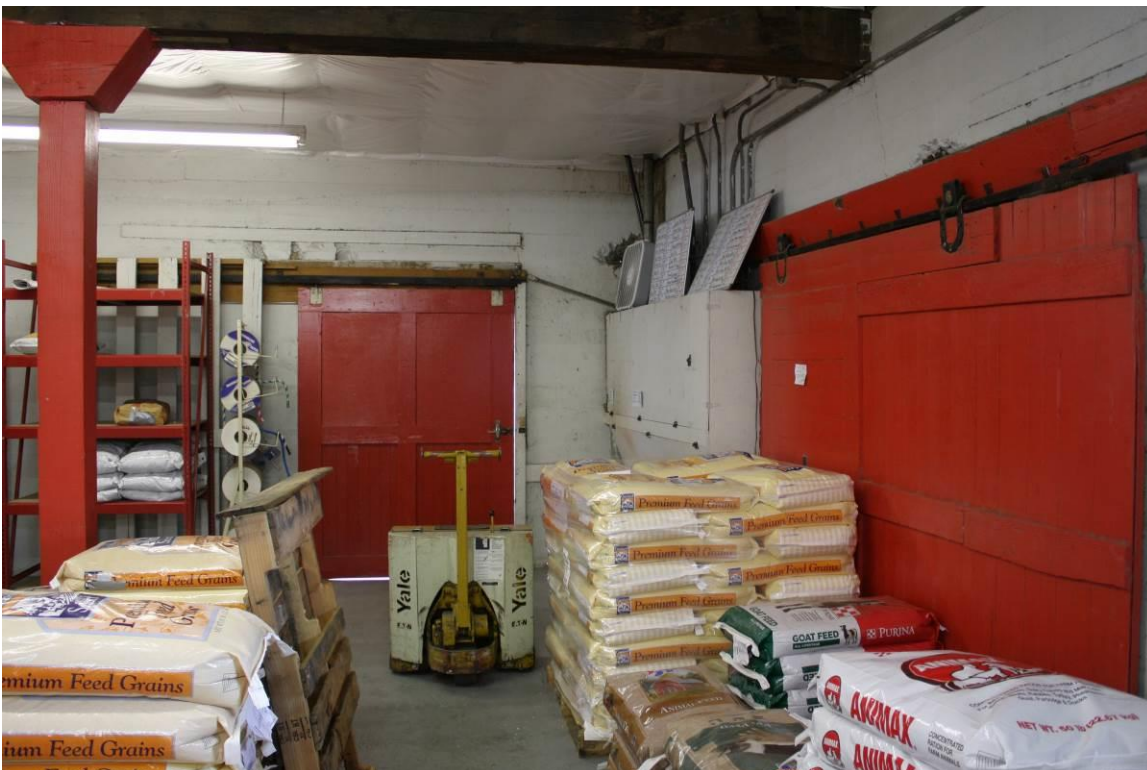
21 of 23. Rear half of the interior of the Kennewick Fruit & Produce Co. Building, showing original timber structural posts. Camera facing southwest.

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22 of 23. Interior view of the original wood door at the southwest corner of the Kennewick Fruit & Produce Co. Building. Camera facing south.

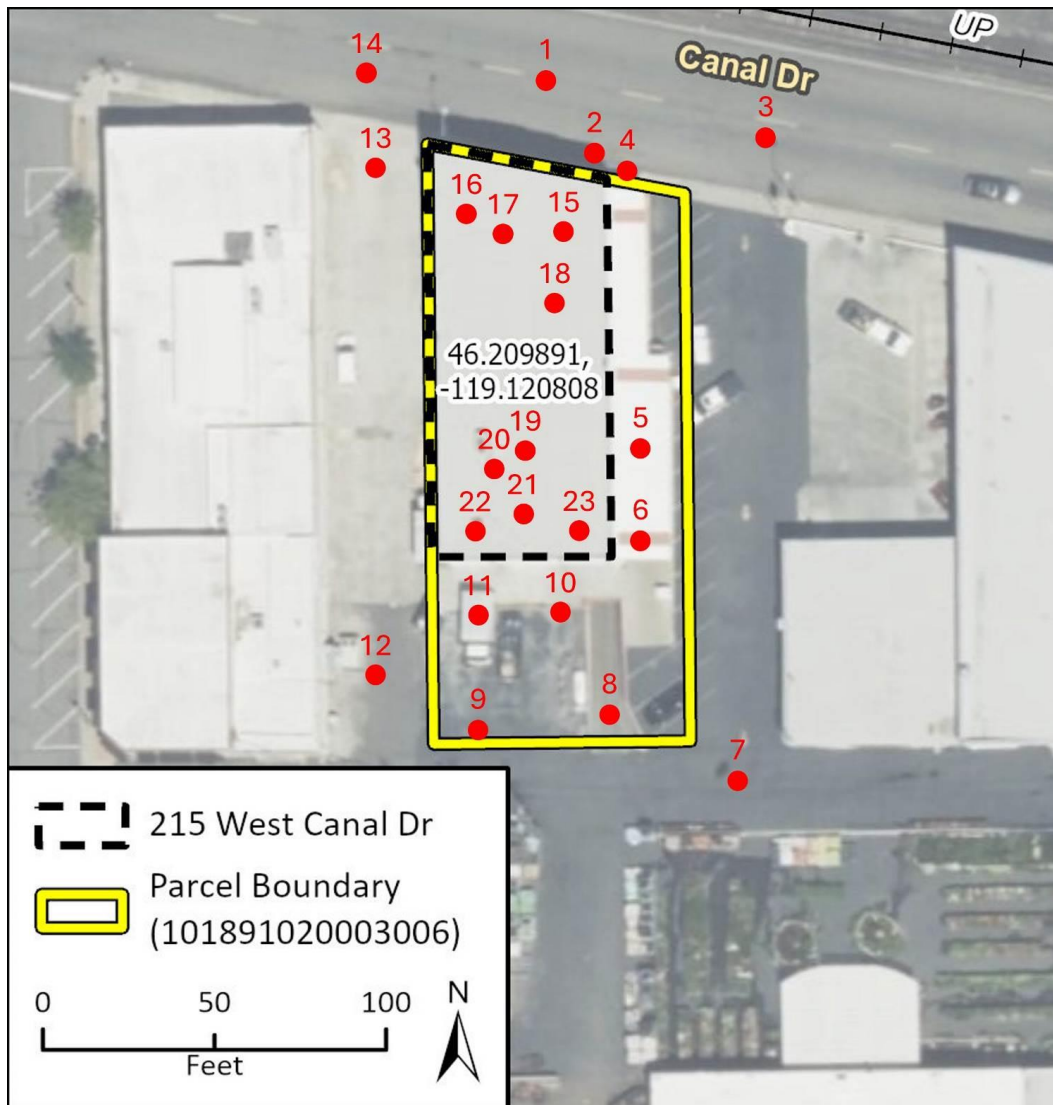


23 of 23. Interior view of the original wood doors at the southeast corner of the Kennewick Fruit & Produce Co. Building; the door at the south end of the building (right) is enclosed on the exterior of the building. Camera facing southeast.

Kenewick Fruit & Produce Co. Building
Name of Property

Benton County, WA
County and State

Photo Key



Property Owner (Complete this item at the request of the SHPO or FPO.)

name John M. Munding – Munding Law Group

street & number 309 E Farwell Rd, Suite 310

telephone (509) 590-1152

city or town Spokane

state WA

zip code 99218-1152

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.