



4/15/2025

HISTORIC PRESERVATION COMMISSION AGENDA
KENNEWICK CITY HALL - 210 W. 6TH AVE
CASCADE CONFERENCE ROOM

4:30 PM

1. CALL TO ORDER

Roll Call/Pledge of Allegiance

- a. Roll Call

2. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Historic Preservation Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of Agenda
- b. Approval of the Minutes - 18 March 2025

3. VISITORS NOT ON AGENDA

4. OLD BUSINESS

- a. Review of Draft Historic Context with Northwest Vernacular

5. NEW BUSINESS

6. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF

- a. Grant Updates

7. ADJOURNMENT

Kennewick Historic Preservation Commission: 3/18/2025 Minutes

The meeting was opened at 4:33 pm.

Roll Call:

Present: Vice Chair Clark, Commissioner Nelson, Commissioner Robinson, Commissioner Simmons, Commissioner Holt, Commissioner Smith.

Absent: Chair Harper was excused.

Mr. Halitsky declared a quorum achieved.

Staff Present: Matt Halitsky, Senior Planner

Approval of Consent Agenda:

- a. Approval of Agenda
- b. Approval of 18 February 2025 Minutes

Commissioner Nelson moved to approve the Consent Agenda; Commissioner Simmons seconded the motion. The motion passed unanimously.

Visitors Not on the Agenda: None

Old Business:

- a. Historic Context Development Patterns – The Commission reviewed the draft development patterns proposed by Northwest Vernacular for the citywide historic context and provided feedback.

New Business:

- a. 2026 Certified Local Government Grant Application – The Commission reviewed the 2026 grant application for Certified Local Government funding. The application will partially fund a historic preservation plan. Commissioner Smith moved to approve and submit the application; the motion was seconded by Commissioner Simmons. The motion passed unanimously.
- b. WA ACHP Rehabilitation Standards training was tabled to a later date.

Reports, Comments or Discussion of Commissioners and Staff:

- a. Commissioner Robinson indicated he may be absent for the next three meetings.

Adjournment: Meeting adjourned at 5:16 PM.

Concept

Use development periods as the organizational framework. Within each, address each period's key themes, the stories associated with those themes and the places conveying those stories. This is consistent with the ArcGIS StoryMap structure. We can adjust layouts within each period or for themes based on content.

- Text in *[italics]* within brackets are notes tracked within the document to facilitate both development and review.
- **TKTK** is used as a place holder for future content, since it is an easily searchable key letter combination that does not show up in words.
- Alternative text is descriptive language for an image supporting accessibility.

Content

Cover Image

[side placement, cropped, need to select and provide following]

Attribution: **TKTK**

Alternative text: **TKTK**

Title

[60-character limit]

City of Kennewick History

Short Introduction

[140 characters max including spaces]

Explore the city's development over time, the key themes shaping these patterns, and the places that tell these stories.

Summary

[Answer what is a historic context and why doing]

The city's historic context is an important planning and public education tool. It identifies the city's development periods, the key themes shaping each period, the stories supporting each theme, and places connected to these stories. This context is essential in supporting the Kennewick Historic Preservation Commission in planning interpretive and survey work and in evaluating resources for eligibility to the City's Register of Historic Places. By understanding the city's broader development patterns, we can understand the significance of individual historic properties and the larger context they fit within.

The Kennewick Historic Preservation Commission maintains the Kennewick Register of Historic Places and reviews properties for inclusion. This is a citizen advisory commission that makes recommendations to City Council, the mayor, and City departments on the conservation of the Kennewick's historic resources.

Byline

Kennewick Historic Preservation Commission

Purpose

The intent of this story map is to provide an overview of the city's development patterns.

The goals are:

- Improved public access to the information to support awareness and appreciation for Kennewick's heritage;
- Greater public awareness for the designated resources within the city, including the benefits of designation, particularly special tax valuation; and,
- To encourage property owners to consider nominating their properties for Kennewick Register of Historic Places designation.

For the maps within this StoryMap, when using a smart phone, open the website with a web browser (e.g., Safari, Firefox, Chrome) with location services turned on and scroll down to the map. When you click the "find my location" icon in the upper right corner of the map, it will show your location, allowing the story map to function as a walking tour and allowing you to quickly see which designated properties are nearby. Without location services turned on users will be able to see and scroll through the map but will not see their location shown on the map.

Historic Context

[For stories, text will be developed based on the following parameters and adjusted based on design constraints within the ArcGIS StoryMap template.]

- 1 paragraph (80-ish words), 2 paragraphs (160-ish words) max for each story
- 2 min; 3 ideal; 4 max stories per theme; if 4 then 1 paragraph each max]

NOTE: THIS IS AN INITIAL ROUGH DRAFT OUTLINE OF THE PARTS FOR CONCEPT REVIEW AND NOT EDITING. ALL OF THE THEMES AND STORIES ARE AT VARIOUS STAGES IN OUTLINING AND WILL BE DEVELOPED AND EDITED

Natural Setting

[This seemed useful to identify the city's contextual setting, which are all aspects that have shaped and been shaped by Kennewick's development; this would not have the same stories development but focus on a map to show the city an features referenced below spatially in context with one-another]

Theme

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's location near the confluence of the Columbia and Snake rivers made it a vital gathering place for Indigenous people in the region. 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 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.

Pre-contact

Theme

This acknowledges the Indigenous people that inhabited the area now known as Kennewick for thousands of years prior to the arrival of White Euro-Americans. The Yakama, Umatilla, Klickitat, and Wallula people settled in the lowlands around the Columbia River and upon the plateau in central Washington. Kennewick's location near the confluence of the Columbia and Snake rivers made it a vital gathering place for Indigenous people in the region—its location occupied the southern edge of the Yakama's aboriginal tidal lands and a northern arm of the land inhabited by ancestors of the Confederated Tribes of the Umatilla Reservation (CTUIR).

Stories

- Repatriation of The Ancient One and acknowledging the Indigenous people that inhabited the area now known as Kennewick for thousands of years prior to the arrival of White Euro-Americans.
- Kennewick's location near the confluence of the Columbia and Snake rivers made it a vital gathering place for Indigenous people in the region.

Contact and Early Settlement (1805-1883)

Theme

This period begins in 1805, the year the Corps of Discovery—the U.S. expedition led by Meriweather Lewis and William Clark—traveled through the Inland and Pacific Northwest. The corps' travel through the region is the first known contact between White Euro-American and local Native Americans. It ends in 1883, the year before Kennewick was founded as a railroad construction camp. This nearly 80-year period includes the slow trickle of fur trappers and traders, missionaries, U.S. military, and ranchers into the region. White Euro-American colonizing efforts occurred primarily to the southeast in the Walla Walla Valley during this period

Stories

- Traditional use of the region by local Native Americans established a wide trade network and seasonal travel patterns. In the early 18th century, Plateau tribes began raising horses, which were reintroduced to the North American continent in the 16th century via **Spanish colonization in Mexico**. Horses had a profound impact on their lifeways, significantly expanding their trade networks and seasonal travel patterns prior to the arrival of the Corps of Discovery. [*This will reference and draw on the*

traditional use study prepared by the Confederated Tribes of the Umatilla Indian Reservation (CTUIR)¹]

- Corps of Discovery travel through the region is the first known contact between White Euro-American and local Native Americans. Although the corps' travel through the region is the first known contact between White Euro-American and local Native Americans, the effects of White Euro-Americans were felt in the region decades and even centuries before the corps' expedition through horses, trade goods, disease, and Christian missionaries.
- White fur trappers and traders then followed (David Thompson in 1811 and Alexander Ross in 1812)², but direct 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.³ 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.
- U.S. government negotiated three treaties in 1855 with Columbia Basin bands and tribes—the Treaty with the Yakama, Treaty with the Walla Wallas, and the Treaty with the Nez Perces—which were then ratified in 1859. These treaties extinguished Native American title to their land, which the U.S. government then offered to non-Native Americans. Land grants (i.e., the Donation Land Claim Act, Homestead Act, and railroad land grants) then began the landscape transformation that resulted in the foundation of towns and cities throughout the Columbia River Basin.

Establishment and Early Development of Kennewick (1884-1902)

Theme

This period begins with the establishment of Kennewick as a railroad construction camp and ends just prior to the completion of the Kennewick Canal. This time represents Kennewick's growth in fits and starts and includes when a new townsite for Kennewick was platted in 1892.

Stories

- 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-

¹ Jennifer Karson Engum Ph.D. and Cultural Resources Protection Program, "Traditional Use Study of Willamette Falls and the Lower Columbia River by the Confederated Tribes of the Umatilla Indian Reservation," November 16, 2020, 8, https://ctuir.org/media/55mobq1j/ctuir-traditional-use-study-of-willamette-falls-and-lower-willamette-river_nov-2020.pdf.

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

³ Kershner, "Kennewick -- Thumbnail History."

day Pasco—founded in 1879 as a construction camp for the railroad. 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.⁴ Work started on the Columbia Canal in January 1892 and was completed by spring 1893; the canal was 8 feet wide and stretched along 34 miles.⁵ However, the Financial Panic of 1893 left the Yakima Irrigation and Improvement Company in financial ruin and an irrigation system in disarray. In anticipation of the growth expected from the irrigation district, a new townsite for Kennewick was platted and even a three-story hotel constructed. The new plat for Kennewick, filed by the Yakima Irrigating and improvement Company, was filed in 1893, and was significantly larger than the 2-block plat filed in 1886. However, the financial impacts to the irrigation district left the system unfinished and most of the nearly 400 residents of Kennewick left the town by 1899.

Incorporation and Agriculture-Related Growth (1903-1929)

Theme

This period begins in 1903 with the completion of the Kennewick Canal, ushering in a period of growth and prosperity for the fledgling town. Kennewick incorporated in the following year, 1904. This period ends in 1929, the year the stock market crashed and plunged the nation into an economic depression. The first few decades of the 20th century represent Kennewick's growth from less than 200 residents to 1,700 by the mid-1920s, aided in large part by agricultural expansion through significant irrigation works and the arrival of three railroad lines.

Stories

- Economic impact of canal and agricultural development: In 1902 the Northern Pacific Irrigation Company, an affiliate of the Northern Pacific Railroad, had acquired the associated water rights and real estate for the irrigation district started by the Yakima Irrigation and Improvement Company. Led by C. E. Burlingame, they expanded the system and reconstructed both the canal dam and headgates at a cost of over \$200,000. Prospective farmers purchased agricultural tracts surrounding the town, and on April 7, 1903, water arrived in the area. Completion of

⁴ Kris Polly, "The History of the Kennewick Irrigation Project," *Irrigation Leader*, August 2017, 29.

⁵ Joshua Allen, "Columbia Canal," Historic Property Report (Department of Archaeology and Historic Preservation, June 30, 2022), Property ID 12853.

canal improvements and its irrigation district supported the economic and agricultural development of Kennewick and the surrounding area, with 15,000 acres irrigated by 1904. Irrigation efforts had wheat surpassing livestock as the greatest agricultural product in the Columbia Plateau by 1905. The tremendous economic impact of irrigation projects to the area's agriculture cannot be overstated. In 1906, Washington ranked 22nd in the country for apple production; by 1933, Washington ranked 1st.⁶

- Kennewick became the natural market center at a crossroads location as agricultural efforts gain traction. 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. A commercial district 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).
- Continued downtown and surrounding residential growth: the 1909 Sanborn maps reflect the city's growth patterns between 1903 and 1910. Between 1903 and 1910, the population increased by over 1,000, from 183 to 1,219 residents. Residential areas encircled the downtown area, but they were less dense. 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.
- 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.⁷ Non-commercial buildings were also constructed in the downtown core during this period, reflecting the city's development and walkability of nearby residential districts.

Depression and World War II, and Early Post-War Development (1930-1950)

Theme

This period begins in 1930, the first full year of the Great Depression, and extends through World War II into the post-war era. This period ends in 1950, the last year before a significant construction boom began in 1951. Kennewick and the surrounding area were

⁶ David Harvey, "Kennewick Main Canal Division IV - Yakima Project," Historic Property Report (Department of Archaeology and Historic Preservation, May 6, 2020).

⁷ Sanborn Fire Insurance maps, 1925.

sustained by federal New Deal construction projects, notably construction of the Grand Coulee Dam and two powerhouses between 1933 and 1951 and then defense industry work with the establishment of Hanford Engineer Works. Ninety-four plats were filed during this development period with several residential subdivisions built out almost entirely in this period.

Stories

- Economic impact of New Deal projects: 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. 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. 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. Development of the Hanford Site Plant Railroad’s Southern Connection in 1950 extending between Kennewick, Richland and the Hanford Site to support the Hanford Engineer Works (later the Hanford Works).
- Wartime residential development included multiple plats recorded and built out during WWII. Whereas other cities had limited construction during WWII due to materials rationing, Kennewick had quite the boom, particularly as the city (along with Richland and Pasco) faced critical housing shortages. Between 1940 and 1950, Kennewick’s population increased tenfold, shooting up from 1,918 in 1940 to 10,106 by 1950.⁸ This growth pushed the city’s boundaries outward.
 - Examples to illustrate:
 - Owens Addition 1942 (E 1st Avenue and S Date Street)
 - Fully built out 1940-1948; 58 houses, SF (single family) about 6 buildings built in 1940, then the bulk built in 1945, with some latter houses built. Houses are primarily one-story WWII Era Cottages with Minimal Traditional architectural styling. Window and siding changes are common and there is minimal infill.
 - Nob Hill Heights 1943 (E 4th Avenue and S Hawthorne Street)
 - Fully built out 1940-1949, 64 SF houses, almost all built in 1943 with just a couple built in 1944. This addition is marked by curvilinear roads and one-story WWII Era Cottages with

⁸ 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>.

Minimal Traditional architectural styling. Window and siding changes are common and there is minimal infill.

- Records Addition 1943 (W Kennewick Avenue and N Newport Street)
 - Fully built out in 1943, SF, 60 houses, with one building built in 1948. Houses are mostly Minimal Traditional in style and typically 1.5 stories with side gables. There are a fair amount of window and siding alterations, but only minimal infill (only 1 or 2). Mature trees are noted feature in the addition.
- Layton's Addition to Kennewick, 1944
 - Includes Layton Park
 - Built out between 1940 and 1949, with most built 1944-1945. All SF except for one duplex. There is less design and materials consistency evident in buildings relative to the other three locations.
- Immediate post WWII single-family development continued to transform farmland to subdivisions to keep pace with housing supply for the area's population boom. 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.⁹ 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."¹⁰ 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.¹¹ Kennewick utilized restrictive covenants and sundown laws to keep out Black residents.¹² 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 comprised less than one percent of the entire city's population.¹³ And although the Hispanic/Latino population also grew in the surrounding Tri-Cities region with expanding agricultural ventures, Kennewick continued to remain predominantly White.
 - Examples to illustrate plat build outs:

⁹ 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>.

¹⁰ 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>.

¹¹ 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/>.

¹² 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

¹³ "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>.

- Vista Homes
 - No. 2, recorded 1948; fully built out in 1948, all SF, 124 houses (W Kennewick Ave and S Vancouver St); just south across W Kennewick Ave from the Zintel Creek Golf Course. Plat is marked by 1.5 and 1 story houses, mostly Minimal Traditional and WWII Era cottages, with curvilinear roads lined with mature street trees.
 - No. 3, recorded 1949, SF houses, 97 houses. Plat is marked by 1 story Minimal Traditional and WWII Era cottages. Although it has curvilinear roads there are no sidewalks, unlike other developments.
- Vista Homes Replat recorded 1947
 - Fully built out in 1948; adjacent Vista Homes No. 2 and south of golf course, (W Kennewick Ave and S Sharron St), all SF. Plat marked by same 1 and 1.5 story Minimal Traditional and WWII Era Cottages. Mature street trees exist within plat.
- Anderson Addition recorded 1948
 - 137 SF houses, all built out in 1948 (W 10th Ave and S Hartford St). Houses are 1 story and Minimal Traditional in style. Plat features slight curvilinear streets with sidewalks just on one side. Long blocks, with a mid-block pedestrian cross through; the portion east across S Garfield was substantially built out between 1950 and 1952; and the portion south across W 10th Avenue was substantially built out 1952-1953
- Ole Brues Addition recorded 1946
 - Some 1940-1944, but most houses from 1945-1948, nearly fully built out. 29 SF houses, (E 5th Ave and S Washington St). Plat features a range of styles, lots of alterations, but all mostly 1 story.
- Hoversons, recorded 1948
 - Built out between 1948-1949, 19 SF houses, (W 5th Avenue and S Rainier Street). Plat is marked by 1 story Minimal Traditional and WWII Era cottages with some alterations.
- Sunny Slope Addition recorded 1949
 - This was fully built out to its current configuration by 1952 according to a USGS aerial and includes about 60 duplex units plus the central office, operated by the Kennewick Housing Authority (1915 W 4th Place). It has a notable configuration and build out, features mature trees, and reads like manufactured war-time housing repurposed. There appear to be siding and window changes on all.
- Recreation development expanded in conjunction with the city's growing population.

- Examples to illustrate:
 - Parks
 - Columbia Park, 1952
 - Golf courses
 - Zintel Creek Golf Club, est. prior to 1948,
 - Fairgrounds
 - Benton-Franklin Fairgrounds, est. 1948-1952 at this location in Kennewick; based on aerials

Early Post-War Development (1951-1968)

Theme

This period begins in 1951, a year of dramatic construction growth and financial investment in Kennewick. The city ranked 6th in the state for construction and had more than double the value of buildings constructed in 1951 as had been constructed in 1950. It ends in 1968, the year the Kennewick Parkade opened downtown and the year prior to the opening of the suburban Columbia Center Mall. One hundred and forty-two plats were filed during this development period and plats with significant residential construction include Tri-City Heights (No. 2, 3, and 4), Francile Heights, Vista Homes (No. 5), and Blue Ridge Addition. Suburban and car-oriented development takes off during this period, with residential development starting to feature curvilinear streets with some cul-de-sacs. Development began to push west of S Vancouver Street, with more agricultural land converted to residential subdivisions.

Stories

- Residential growth expanded to include multiple-family developments supporting increased density within the city to keep pace with the growing population. Multiple family housing occurred as units integrated into existing plats; in conjunction with other land uses; and as individual developments.
 - Examples to illustrate:
 - The housing at the Zintel golf course, along N Underwood Street. This collection, in concert with the golf course, is distinctive within the city and especially for this decade.
 - The Waverly, 1958, adjacent Zitel Creek Golf Club, good example, design and materials,
 - Dolphin Apartments, 3 story apartment block, central court, 1952 ca. 9 N Waverly Pl
 - 224 N Underwood St apartments, 1952 to 1958, series of 4 buildings, one story
 - 1956, three duplex (Blue Ridge Addition, recorded 1950), Ranch, hip roof, one story (1618 W 7th Place); more typical of MF development patterns during this decade
 - Another example is the series of 5 Ranch duplexes (602 N Yelm St) along N Yelm Steet, built 1955

- The Carols plat, recorded 1962; N Olson St and W Canal Drive; 7 duplexes built in 1961, Ranch style, cluster of buildings in design and materials usage.
 - The Higgins Addition (recorded 1964) W 5th Ave and S Olympia Street; block of single-story Ranch duplexes, built out between 1964 and 1968.
 - Palisades plat, condos, recorded in 1978, 2401 W Canal Drive, but the buildings were built out in 1968 per the assessor; It features 5, 2-story Mansard buildings, with canopies over the balconies, all built around a central pool and lawn with curvilinear walkways and parking at the perimeter.
 - Highland Park, recorded 1951, 6 concrete block 2-story apartment blocks built in 1961 (113 N Conway St). Apartment blocks feature exterior stairs, shadow blocks, and one long 2 story apartment building (Breezeway Apartments) built in 1960 with exterior unit access and balcony (2604 W Bruneau Pl). Based on USGS aerials, this triangular area was under development by 1952, and by 1963 the apartments and the commercial strip along Vista Way were all built out. This appears to be a commercial center and associated MF housing all built out as one development with a unique design to the overall layout. At the time it would have been a commercial area distant from downtown but in the middle of a growing residential area as orchards/fields were converted to housing.
 - 4 one-story apartment buildings, built 1960, 2528 W 1st Avenue, just south of the above Highland Park development area.
- Investment in educational and government facilities led to the construction of new facilities to support the city's growing population.
 - Kennewick High School, 1950
 - Park Middle School, 1960
 - Vista Elementary, 1963
 - Mid-Columbia Partnership, 1952 (right next to Kennewick High School)
 - Post Office (1967)
 - Benton County Fire Protection District #1 Station 110, 1960
 - Fire station No. 1, 1963-1976
 - Kennewick City Hall, 1963-1976
- Funerary facilities grew during this period evident with the expansion of funeral homes and adding a second cemetery within the city. Establishment of the Desert Lawn Memorial Park (ca. 1952-1963) provided a second burial place for the city's growing population. Riverview Heights Cemetery, established prior to 1917, had been the main burial place for the city.
- Kennewick Parkade: In 1966, planning started on improvements to downtown Kennewick for a face lift and modernization of the downtown to attract shoppers based on the example of similar work in Grand Junction, Colorado. A three-day celebration in 1968 marked the grand opening of the Kennewick Parkade. The

parkade consisted of a serpentine alignment of the two traffic lanes along the length of West Kennewick Avenue between Washington Street and Dayton Street.

Suburban Development Influences (1969-1981)

Theme

This period covers significant suburban development in Kennewick, beginning in 1969 with the opening of Columbia Center Mall. It ends in 1981 when two of the three Washington Public Power Supply System nuclear plants at nearby Hanford were shuttering, plunging the entire region into an economic depression. Significant homebuilding occurred during this period, with at least 163 plats filed. The South Highlands area was heavily developed during this time.

Stories

- **Residential growth:** Kennewick's population boomed once again during the 1970s, more than doubling between 1970 and 1980 and reaching 34,397 residents by 1980.¹⁴ 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.
 - Examples to illustrate:
 - 4214 W KLAMATH AVE; series of 1.5 story, architecturally distinctive apartments, built in rows on north and south sides of a central lawn court with curvilinear sidewalks and a central pool. There appear to be 24 units; all built in 1974.
 - 3101 W JOHN DAY AVE; 1978 built; 2-story 40 units; arranged in L around a lawn court, mature trees; within the Highland Terrace Condominium plat recorded in 1978.
 - 2913 W JOHN DAY AVE, built 1973, 60 units across 10 buildings, arranged in a rectangle around a large central lawn with perimeter walkways a central pool and community building and tennis courts, mature trees, distinctive Mansard style; Country Squire Condominiums
 - 3121 W HOOD AVE, 1976 built, 90 units, across 8 buildings, arranged around a central lawn with pool, athletic court and mature trees and a community building; similar development directly to the west was built in 1977, same design and configuration; one on east is The Ivy Club, the one to the west is Hood Manor Apartments; both of these are not as high in materials and design as the two north along John Day
 - 4203 W KENNEWICK AVE, Highland Village, condominiums, 1975, 56 units across 21 buildings, north four buildings arranged in U shape along W Kennewick Avenue, south buildings in two circles, each with a central lawn, the larger

¹⁴ Office of Financial Management, "Decennial Census Counts, 1890-2020."

west circle has a central pool, mature trees at both; single story Ranch buildings

- Brenden West plat, recorded 1975, W Kennewick Ave and N Tweedt Pl, 4 unit, 2 story apartments, all built out in 1978
- Sunrise Villas plat, recorded 1975, built out in 1976, 1 story buildings, multiple family, nice lawn and tree landscaping, arranged around central parking area; 200 S UNION ST
- Crystal Terrace plat recorded 1978, built out 1978-1979, 3803 W 6TH AVE; mostly U-plan duplexes, single story, Ranch
- Commercial development influenced by suburban patterns: The residential 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.¹⁵ 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. 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.
 - Examples of commercial office development:
 - 3030 W CLEARWATER AVE, 1978, architecturally distinctive office building
 - 7411 W CLEARWATER AVE, 1976, architecturally distinctive group of four office buildings along W Clearwater Avenue
 - 8340 W GAGE BLVD, architectural distinctive building, 1976
 - 7511 W ARROWHEAD AVE, architecturally distinctive office building, 1970
 - 5219 W CLEARWATER AVE, 1978, distinctive U-court office building with landscaped central court
 - 5040 W CLEARWATER, 1974, architecturally distinctive
 - Financial institutions: Key Bank of Washington, 23 W Kennewick Avenue, 1977, best architectural example
- Education development: education with schools, library, and district offices built and the role of Kennewick School District #17.
 - Kamiakin High School, 1970
 - Kennewick School District offices, 1979
 - Phoenix High School, 1974

¹⁵ Kershner, “Kennewick -- Thumbnail History.”

- Mid-Columbia Library, Keewaydin Park, 1976-1982
- Recreation growth: golf courses established, including Columbia Park Golf Course and Canyon Lakes Golf Course

Content

[Credit info for content]

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For More Information

For more information on the Kennewick Register, Special Tax Valuation, and the Kennewick Historic Preservation Commission, refer to the City's website [link] or email the City's historic preservation officer, Matt Halitsky at Matt.Halitsky at ci.kennewick.wa.us.

Links:

City link: <https://www.go2kennewick.com/589/Historic-Preservation-Commission>

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Description

[TKTK pull from summary and goals and condense.]

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