

# **PASCO HISTORIC PRESERVATION WORK PLAN 2014-2019**



**BRUM & ASSOCIATES**  
COMMUNITY and ECONOMIC DEVELOPMENT CONSULTING



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# **I. Acknowledgments**

The Pasco Historic Preservations Plan was developed through the City of Pasco's Community Development Office. This project was coordinated by Jeff Adams, Associate Planner, under the leadership of Community Development Director Rick White. Thanks are due to the many citizens of Pasco who provided input and information during the course of this project.

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## II. Executive Summary

Across the country, cities are turning to historic preservation as a way to enhance their quality of life, foster economic development, and build community pride.

To guide historic preservation efforts, many cities have completed plans to assist policy makers and community leaders with myriad complex issues involving historic preservation. The City of Pasco chose to create a strategic plan accompanied by a work plan including specific activities and projects to guide historic preservation for the next five years.

The intent of the Pasco Historic Preservation Plan is to outline goals and actions to preserve, develop and maintain historic buildings. The plan also provides recommendations for increasing heritage tourism efforts as well as raising public awareness of the importance of historic preservation in the community.

Historic preservation is beneficial for a number of reasons. Dozens of studies conducted in Washington and throughout the country have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost effective strategy that produces visible and measureable economic benefits to communities.

### **Goals of the Pasco Historic Preservation Plan**

- Goal 1: Enhance Protection and Preservation of Historic Buildings and Sites
- Goal 2: Encourage Building Rehabilitation to Stimulate Economic Development
- Goal 3: Increase Heritage Tourism
- Goal 4: Strengthen Public Awareness and Partnerships

# III. Economic Benefits of Historic Preservation

## Why Preserve? – The Economic Benefits of Historic Preservation

In addition to the more obvious benefit of enhancing the surrounding physical environment, rehabilitation of older buildings helps revitalize a community. Dozens of studies conducted nationwide over the past two decades have demonstrated that historic preservation is an economically sound, fiscally responsible, and cost-effective strategy that produces visible and measurable economic benefits to communities. In short, historic preservation makes good economic sense.

### 1. Historic Preservation Increases Property Values

Studies across the country have shown that property values in designated National Register or local historic districts generally increase more rapidly than the market. In most cases historic designation enhances a property owner's resale values. A study of nine Texas cities found that local historic designation increased property values from between 5% and 20%.

### 2. Historic Preservation Creates Jobs

In a typical historic rehabilitation project, between 60 and 70 percent of the total cost goes toward labor, which has a beneficial ripple effect throughout the local economy because in rehabilitation, laborers are almost always hired locally. Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates more jobs than new construction.

### 3. Historic Preservation Reuses Existing Public Investments

Every city has made significant investments in public infrastructure, including streets, utilities, parks and schools. Historic preservation directs development to places where infrastructure is already in place, thus saving the cost of building new improvements. Additionally, rehabbing historic schools instead of building new saves money for education.

#### 4. Historic Preservation Promotes Downtown Revitalization

Historic preservation has proven to be an effective economic development strategy for downtown revitalization efforts across the country. The rehabilitation of historic buildings not only raises individual property values, but it also reinforces and often raises the property values of adjacent properties. Since 1980, the National Main Street program has provided a model that has been used by downtowns across the country to stimulate \$48.9 billion in total private and public investments.

#### 5. Historic Preservation Encourages Tourism

Heritage tourism is one of the fastest growing industries across the country, and historic resources are among the strongest assets for attracting visitors. Cultural heritage visitors spend, on average, \$994 per trip compared to \$611 for all other US travelers. More and more tourists are interested in visiting and exploring America's small towns and cities, and the things they most want to see and experience are the places that make a community unique and authentic its historic sites, buildings, and neighborhoods.

## IV. Pasco's Heritage: History and Architecture

Many thousands of years of history in Pasco have yielded a variety of cultural resources. This brief overview of the history of Pasco provides the context for historic themes that may be used for future historic register nominations. A more complete history, including representative historic properties are identified for each historic theme, can be found in the Appendix.

### Overview and Early History

Pasco sits at the confluence of the Snake and Columbia Rivers in Southeast Washington. The city was established in 1885 and incorporated in 1891; however, the Pasco area has been an important area of human habitation for almost 10,000 years. For many years, it was a traditional gathering, fishing and trading place for Native American tribes, who came to the area to trade and catch and dry fish, and some remained throughout the winter in the flats along the Columbia at the mouth of the Snake River.

The spot where the Snake enters the Columbia had been a popular tribal rendezvous spot for centuries, sometimes called the Grand Rendezvous or the Great Forks. Tribes commonly camped, fished, and wintered from the Snake's mouth upstream on the Columbia for eight miles toward the spot where the Yakima River enters. The City of Pasco spreads out today over the eastern bank of this stretch of the Columbia.

The Lewis & Clark Expedition camped at the confluence of the two rivers in 1805 and 1806, and reported that Native Americans gathered there in great numbers to view them at the Snake-Columbia confluence, the site of today's Sacajawea State Park, a few miles downstream from Pasco. When Clark rowed upstream to the mouth of the Yakima, paddling directly past today's Pasco, he reported a number of mat-covered Indian lodges.

A few ranchers and explorers arrived in the 1860s and 1870s, but for the most part the site of Pasco remained a Native American fishing camp.

The Sacajawea State Park is now located at the confluence of the Snake and Columbia Rivers, and Chiawana Park is located along the Columbia River. Historic resources in these areas are archaeological.

### Early Pasco

The history of the City of Pasco began with the history of Ainsworth, a town about two miles southeast of Pasco, which has now vanished. When the Northern Pacific Railroad



made plans in 1879 to create a line from Spokane to Portland, it platted the town of Ainsworth at the mouth of the Snake River to serve as a railroad construction camp. Before long, Ainsworth was full of workers, including hundreds of Chinese and Irish laborers, who were laying track and building bridges. Lumber for the railroad tracks was floated to Ainsworth from the Yakima River to the north and from the Snake and Clearwater Rivers to the east. By 1883, Franklin County was established and Ainsworth, as the largest town, became the county seat. By 1885, the Northern Pacific established the more permanent town site of Pasco, in the process dismantling and moving many of the buildings of Ainsworth to the new town site.

Although there are several versions of the origin of the name Pasco, the most widely accepted is that Virgil G. Bogue, a construction engineer for the Northern Pacific Railway, named it after Cerro de Pasco, Peru, where he had worked to build a railroad in the Andes Mountains.

By 1910, the population of Pasco was 2,083, which was nearly double the size of Kennewick and five times bigger than Richland. Irrigation projects had been completed, and acres of the landscape were covered with farms and orchards. Pasco became well known for asparagus and strawberries, and also orchards of peaches, apples and cherries. Icehouses and fruit-packing facilities soon built up to store fruit prior to transportation, a few of which still exist today.

### **Railroad Heritage**

In the early years of Pasco's history the dominant economic factor was the million-dollar annual payroll of the Northern Pacific Railway, now merged with other lines to form the Burlington Northern / Santa Fe.

Pasco's importance as a transportation center was reflected in the construction of buildings associated with the railroads. Pasco became a Northern Pacific division headquarters in 1907 and the Spokane, Portland and Seattle Railroad Mainline was built through Franklin County at the same time. A large roundhouse, shops and icehouse were constructed as well as infrastructure improvements such as street paving, sidewalks and sewers. Outside investors and developers came to Pasco between 1907 and 1915 and approximately 80 new commercial structures were erected, primarily in the "Old Town" area.

### **Civic, Institutional, Religious and Educational Development**

Civic structures in Pasco were primarily built between 1915-1941, and in many ways, the political and cultural development of Pasco is reflected in its extant civic and religious buildings. Identified resources include landmark buildings such as the Pasco Post Office, Carnegie Library (now Franklin County Museum), Franklin County Courthouse, McLaughlin School (now City Hall), and Our Lady of Lourdes Hospital (north wing). A few neighborhood churches also exist.

### **Commercial Growth and Development**

Early commercial buildings were constructed in Pasco's "Old Town" area that was situated in what is today the area around Clark Street, North Second Street, the Pasco Rail yards, and a sidetrack south of Columbia Street. Most of the early wood frame buildings were destroyed by fire, which led to the enactment of a fireproofing ordinance in 1910 that required all commercial structures to be constructed of brick or concrete.

Downtown commercial construction moved west, and occurred primarily between 1915 and 1940 between Second and Fifth Streets on Lewis and Clark. Most commercial structures of this area are in the Art Deco or Art Moderne style, characterized by glazed tile, structural pigmented glass, and rounded façade walls and Art Deco façade elements.

### **Aviation and Military History**

Aviation history dates to 1926 when Varney Air Lines started airmail service between Pasco and Elko, Nevada. United Airlines took over Varney and in 1934, United moved away and Pasco was without air service until Empire Air Lines started air service in 1949, and was later taken over by Hughes Air West.

An Army Reconsignment Depot was located in Pasco during World War II, increasing the population to 14,000. After the war, the Port of Pasco bought the Reconsignment Depot as war surplus, and now houses many industrial and commercial tenants of the Port of Pasco at the "Big Pasco" facilities.

In 1942, the Pasco Naval Air Station was established as a training center for Naval aviators, and was later used to rebuild damaged carrier-based squadrons of planes. When the War ended, the City of Pasco purchased the entire Navy Base, and many of the properties remain and house commercial and industrial tenants.

### **Residential Development**

Pasco's historic homes range from working class housing and apartment buildings to a few remaining high-style homes. Historic resources associated with residential development include five residential areas of homes, and while many of the homes have been altered, a few still retain their historic character. Architectural styles prominent in Pasco include styles from 1910-1940 such as Craftsman, Tudor Revival, Colonial Revival, Classical Revival, and a few pre-1910 Folk Victorian style homes. Pasco neighborhoods also feature good collections of Minimal Traditional and Ranch style homes from the 1940's and 1950's. There does not appear to be a high enough concentration of intact historic homes to qualify as an historic district, however, homes scattered throughout the city may individually qualify for local register designation.

### **Ethnic Heritage**

The ethnic history of an area is sometimes overlooked, yet plays an important role in the development of any city. Little has been written about the contributions ethnic groups have made to Pasco's history, and should be explored in future surveys and historic register nominations.

### **Architecture of the Recent Past**

Looking ahead, interest in Mid-Twentieth Century design is growing, as properties on or near the 50-year age threshold begin to qualify for listing as historic resources. Buildings from the 1950's and 1960's that exemplify the mid-century may include ranch-style residential areas, curtain-wall commercial buildings, drive-in restaurants, and motels in Pasco such as the Desert Aire and Starlight. Commercial and residential properties associated with the development of Hanford should also be identified.

## V. Past Preservation Efforts

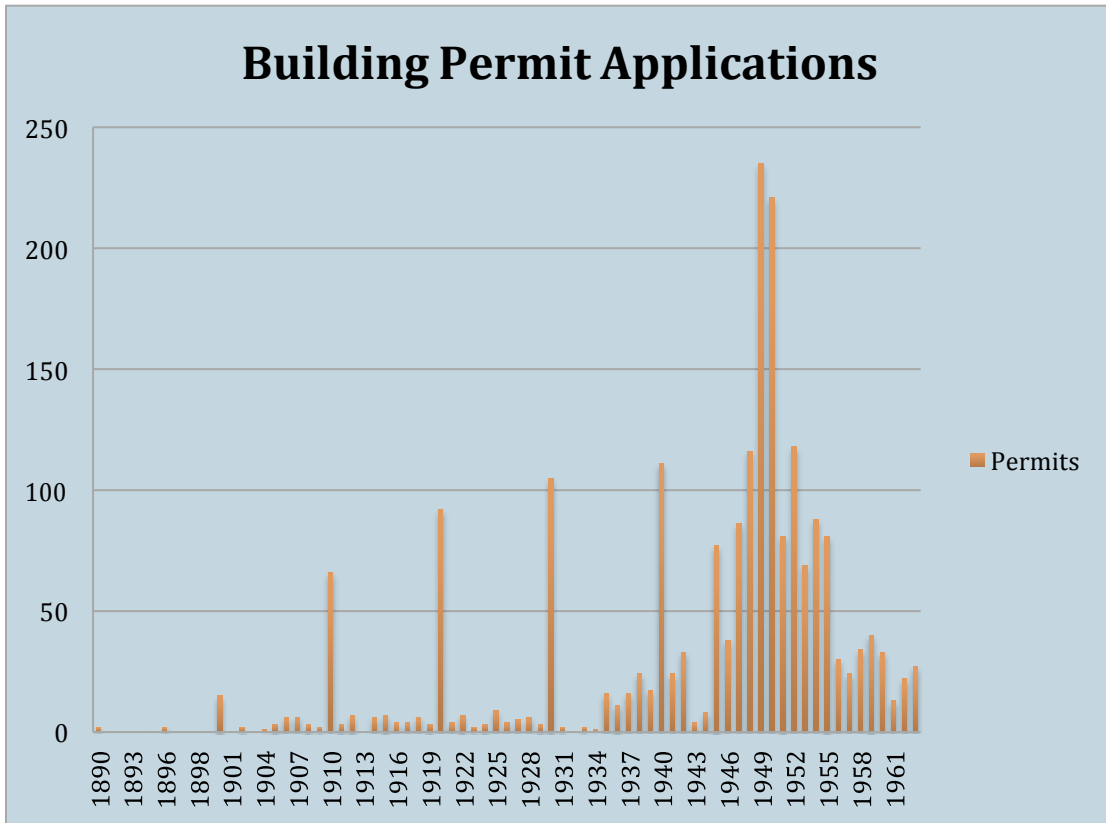
The City of Pasco has conducted planning efforts in recent years that recommended policies and actions affecting historic building rehabilitation. Some were conducted by the City of Pasco, including the Pasco Comprehensive Plan, the Downtown Action Plan, and the 1982 Historic Structures Survey. Some were conducted by government agencies to meet compliance with Section 106. In some of these planning efforts, issues surrounding historic preservation efforts are examined in detail while in others historic preservation is a peripheral issue. This section begins with an analysis of structures over 50 years old, followed by the most relevant planning efforts, along with summaries of their impact on historic preservation.



*Pasco City Hall is a good example of the adaptive reuse of an older building. The former school building was first constructed as Pasco High School and then served as McLoughlin Middle School.*

## A. Evaluation of Structures over 50 Years Old

An analysis of Pasco structures indicates existing properties that are more than 50 years old. This suggests that a portion of the city's structures could meet the criterion for historic significance and that future historic surveys may identify those structures as eligible for inclusion in a local, state or national register of historic places.



## B. Evaluation of Local Programs

### Planning and Evaluation – Past Efforts

Government functions related to planning and implementation provide the foundation for historic preservation implementation. These efforts include historic survey, register listings, downtown plans and/or neighborhood plans that include historic properties.

RESOURCE, METHOD , PROCESS	STATUS
Survey Projects	Yes
Individually Surveyed Properties	281 (WISSARD)
National Register Districts	2 - Lower Snake Archaeological District and Sacajawea State Park District
Individual National Register Nominations	7
Preservation Ordinance	Yes
Downtown Plan	Yes
Neighborhood Plans	None
Current preservation plans	Draft
Comp Plan	Some references

### Publicly Owned Historic Properties – Past Efforts

Older properties owned by public entities such as cities, counties, and ports may have historic and cultural significance. Public agencies have the opportunity to preserve and protect these properties for the benefit of the entire community.

PROPERTY	HISTORIC REGISTER STATUS
Franklin County Courthouse	Yes
Franklin County Museum	Yes
Pasco –Kennewick Bridge	Yes
U.S. Post Office (determined eligible-SHPO)	No
NAS Pasco Air traffic Control Tower	No
City Hall	No
Port of Pasco - Big Pasco	No

### Privately Owned Historic Properties – Past Efforts

Older properties owned by private individuals or businesses also can have historic significance and may, with the owner's support, be designated historic. Historic designation can bring tax benefits and provide a unique identify for a property.

PROPERTY	REGISTER STATUS
Moore Mansion, Event Center, 200 North Road 34	Listed on National Register; Special Valuation Tax Incentive project

### Preservation Ordinance– Past Efforts

The preservation program of a local government can be tailored to its specific needs. The mechanism for enabling a preservation program is found in its preservation ordinance. The ordinance needs to be written so that it provides an adequate and accurate framework to achieve the community's desired goals.

ORDINANCE REFERENCE	STATUS
Designate properties to a local register of historic places.	No
Undertake public education/awareness efforts.	Yes
Review, comment upon, and approve changes to designated properties.	Yes
Administer Special Valuation incentives.	Yes
Administer other incentives.	No
Provide technical assistance on recommended rehabilitation techniques.	No
Survey local historic properties and manage databases.	No
Provide expertise on preservation to elected officials/public agencies.	Yes
Provide policy guidance on preservation to elected officials/public agencies.	Yes
Fulfill policies of the local preservation plan.	No
Establishes preservation commission.	Yes

### Implementation of Historic Preservation at the Local Level – Past Efforts

Local government and its partners have a critical role in the protection of cultural resources. Local land use processes such as zoning, capital improvement plans, and annexations impact both the short- and long-term preservation of cultural resources. A variety of programs and processes are available to protect and regulate historic properties, and should be balanced with incentives to stimulate redevelopment.

PROGRAM	STATUS
Main Street™ program	Incomplete
Certified Local Government program	None
Local Register of Historic Places	None
Design Review for Historic Properties	Yes - 1 property
Preservation Regulations	Non-specific
Historic Districts with Design Review	None
Section 106 Review for Engineering Projects	No HP involvement
Building Permit Processes	No HP involvement
Façade Improvement Incentive	Yes; no HP involvement
Special Valuation Incentive	Yes - 1 property
Alternative Building Permit Interpretation	None
Federal Investment Tax Credit	None
Façade Easement Program	None
Certified Local Government grant funding	None
Main Street B&O Tax Credit	None
House Bill 1386	Evaluation Suggested
Capitol Heritage Grants	None
Washington Courthouse Program	Yes - Franklin County Cth.
Valerie Sivinski Bricks & Mortar Grants	None



### Historic Preservation Constituency – Past Efforts

While local government and its partners accomplish the core regulatory work of historic preservation, it is the many individuals and organizations that sustain the community's interest in preservation. Some have historic preservation as their core mission, such as historical societies and preservation advocacy groups. Others have historic preservation as a key value, such as neighborhood organizations and downtown organizations.

TYPE	ORGANIZATION
Local Historical Societies	
	Franklin County Historical Society and Museum
	WA State Railroad Historical Society
	Sacajawea State Park and Museum
Local Archaeological Societies	None
Advocacy groups for preservation of a specific property	Save the Tower Group
Local preservation advocacy groups	None
Neighborhood groups for protection of historic districts	None
Civic organizations with preservation focus	None
Downtown organizations with historic properties	Downtown Pasco Development Authority (DPDA)
Visitor and Convention Bureau	Tri-Cities Visitor & Convention Bureau
Chamber of Commerce	Pasco Chamber
	Pasco Hispanic Chamber
Related Organizations	Port of Pasco
Public Library Collections	None

### Historic Preservation Education and Outreach – Past Efforts

We can't escape our history; it is all around us in the buildings and sites in our communities. However, in order to fully appreciate and understand the past, methods of targeted outreach and education are employed. Interpretation can include web sites, social media such as Facebook and Pinterest; printed brochures; printed walking tours; plaques; freestanding signs; kiosks and shelters; banners; organized tours; events; newsletters or email updates; classes and workshops; video on YouTube; curriculum in schools; historic reenactments; and much more. Information on local history is easily accessible from local museums; historic register nominations; and History Link, the online encyclopedia of Washington State History.

INTERPRETIVE HISTORY	STATUS
Sacajawea State Park	Web site, brochure, plaques, interpretive signs, events
Franklin County Museum	Web site, brochure, plaque
Franklin County Courthouse	Limited information on website
Moore Mansion	Limited information on web site, brochure
Downtown History	No interpretation identified
City of Pasco	On City web sites
Railroad History	On WSRR Museum web site
Aviation History	Limited
Hispanic History	No interpretation identified
Chinese History	No interpretation identified
Black History	No interpretation identified
<b>Education</b>	
K-12 school curriculum	None
University Programs	WSU Tri-Cities History Prgm.
Community College	None Identified

### **C. Previous Survey and Identification Projects**

The Washington Information System for Architectural and Archaeological Record Data (WISSARD) database indicates that there are 281 surveyed properties in Pasco that are over 50 years of age and could potentially be designated historic. Most of the properties were surveyed prior to 2006.

The first comprehensive survey of Pasco's historic resources was completed in 1982 by preservation professional Sarah LeCompte, under the direction of the City's Community Development Department and through funding provided by the Community Development Block Grant program. The final report, "City of Pasco Historic Structures Survey," provides a fairly comprehensive overview of Pasco's historical development. This document is a well-researched study of numerous themes and contexts associated with the city's history by phase of construction, including a first phase 1895-1905, a second phase 1907 to 1915; a third phase 1915 to 1941, a fourth phase associated with the construction of the Naval Air Base in the 1940's to 1950's. The report has remained a good resource for studying Pasco's architectural history, however, an updated study would also include properties that were not fifty years old at the time of the study, and also reflect properties that have now been demolished.

The purpose of the LeCompte survey was to identify structures that might qualify for nomination to the State or National Register of Historic Places and structures potentially eligible for the Investment Tax Credit. The survey included all areas within the city limits. Properties that were included in the survey were those that might qualify for investment tax credits.

The LeCompte survey noted that few of the properties in Pasco that were over 50 years old at the time (1932 and earlier) met the criteria for listing on the State or National Register of Historic Places. Most of the properties have been substantially altered. LeCompte noted that three properties, the Moore Mansion, Carnegie Library, and Franklin County Courthouse had already been listed on National Register of historic places.

LeCompte identified only one potential National Register district, the "Old Town" original commercial district of Pasco built during the boom period of 1907-1915 and related to railroad operations. The district would be comprised of five and a half city blocks and bounded by Clark Street, North Second Street, the Pasco Railyards, and a sidetrack south of Columbia Street. The area included 48 one and two story commercial

structures, and was recommended to probably be eligible for listing on the State or National Register. Many of these properties have been altered, and were determined ineligible (either individually or as contributing buildings in a district) in a 2009 survey, such as the French Quarters Restaurant at 122 West Lewis, the St. Vincent de Paul store at 129 West Lewis Street. It is unlikely that the potential for a district still exists.

LeCompte singled out fourteen individual structures of local importance as having some degree of local importance. However, several have been subsequently determined ineligible for the National Register, such as the McLaughlin School and Our Lady of Lourdes Hospital, and some have been altered or demolished, such as the Northern Pacific Roundhouse and Shops. The Historic Preservation Commission may want to review this list when considering potential properties for a local register. In particular, the Downtown Pasco Post Office appears eligible for the National Register and remains relatively intact on the exterior.

Approximately 250 residential structures built prior to 1930 were identified in the LeCompte survey, but few were found to meet National Register criteria individually and most neighborhoods were not sufficiently cohesive to qualify as historic districts. Four residential areas with high concentrations of older homes were identified, however, due to extensive alternations, none of these areas would meet National Register criteria for historic districts.

The LeCompte survey identified properties 40 years or older at the time of the survey that could potentially be eligible for the 20% Investment Tax Credit, referencing the Economic Recovery Tax Act of 1981. It is important to note that the 1981 Act was amended in 1984 and 1987, and the tax incentive was changed to allow only a 20 percent investment tax credit for designated income producing properties and a 10 percent tax credit for income producing properties that did not meet the criteria for historic designation:

“If a property is listed in the National Register, certain special Federal income tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Tax Recovery Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for

charitable contributions or for conservation purposes of partial interests in historically important land areas or structures.” (National Park Service)

### **Subsequent Survey Reports**

Jim Sharpe and Raena DeMaris completed a more recent inventory, the Lewis Street Overpass Survey, in 2009 as part of a proposed transportation project. This survey determined the Lewis Street Underpass eligible for the National Register, and Level II mitigation was undertaken to document the Lewis Street Underpass. In this survey, several downtown properties in the vicinity of the overpass were also surveyed, the majority of which were determined ineligible. In 2007/2008, the Pasco Historic Preservation Commission completed a survey of historic properties.

Future survey efforts should review these reports and provide an updated and detailed analysis of those properties in the city that have particular architectural or historical significance.

## **D. Previous Historic Register Nominations**

To recognize and designate historic properties, there are three registers of historic places: the National, State and Local. The National Register is the nation’s official list of properties that are important in the history, architectural history, archaeology, engineering, and culture of the United States. The National Register is maintained by the National Park Service, and expanded through nominations by individuals, organizations, state and local governments, and federal agencies. The Department of Archaeology and Historic Preservation maintains a state register of historic places, the Washington Heritage Register, which documents significant historic and prehistoric resources throughout Washington at the state level. The City of Pasco could potentially maintain a local register, however, this has not yet been established. On any of the three registers, historic properties can be listed individually or in districts.

## Individually Designated Historic Properties

Six individual properties have been listed on both the National and State registers:

- The Allen Rockshelter archaeological site was listed in 1978; as an archaeological site, the location is restricted.
- The Strawberry Island Village Archaeological Site was listed in 1980, however as an archaeological site, the location is restricted.
- The Franklin County Courthouse was listed in 1978 and is located at 1016 North 4<sup>th</sup>.
- The James Moore House was listed in 1979 and is located at 200 Road 34.
- The Pasco Carnegie Library was listed in 1982 and located at 305 North 4<sup>th</sup>.
- The Pasco-Kennewick Columbia River Bridge, also known as the Benton-Franklin Inter-County Bridge and the “green bridge,” was constructed in 1922. It was listed in 1981, however, it has since been demolished. The bridge was removed from the Washington Heritage Register when it was demolished. In 1978, the Ed Hendler Intercity Bridge, a prize-winning cable-stayed bridge, was built alongside the Pasco-Kennewick (or Benton-Franklin Inter-County) Bridge, and ultimately replaced it.



*Pasco-Kennewick Columbia River Bridge/Benton-Franklin Inter County Bridge (now demolished) shown in 1980 next to the newly-constructed Ed Hendler cable-stayed bridge. (photo courtesy Historic American Engineering Record)*

Two individual properties were listed only on the Washington Heritage Register:

- The Ainsworth Townsite was listed as an archaeological site in 1971. As an archaeological site, the location is restricted.
- The Pasco/Kennewick – Columbia River Bridge, also known as the Northern Pacific Railroad Bridge, was constructed in 1905. It was listed on the Washington Heritage Register in 1981. It was the construction of this railroad bridge that brought the city of Pasco into being, and transformed it from a temporary Northern Pacific junction into a major railroad interchange.

### **National Historic Register Districts**

Two historic districts were listed on both the National and State registers. The Lower Snake River Archaeological District was listed in 1984; as an archaeological site, the location is restricted. The entire Sacajawea State Park, located at 2503 Sacajawea Park Road, was listed as a National Register District in 2007. The Sacajawea State Park District includes four buildings, one structure and one object, including a Park Ranger House.

### **Eligible National Historic Register District**

A recent survey by architectural historian Stephen Emerson examined the buildings at the Pasco Holding and Reconsignment Point, which was built for the U S Army for use as a storage and transportation depot. The survey found that eight warehouses and surviving buildings would be eligible as components of a National Register district, and a memorandum of agreement was executed calling for interpretive measures and planning for long term preservation of the complex. The buildings are owned by the Port of Pasco.

## **C. Creation of the Pasco Historic Preservation Commission**

The Pasco Historic Preservation program plays a vital role in the city's historic preservation efforts. The Pasco City Council established the program in 2006 to promote and regulate historic preservation efforts in Pasco. The Pasco Historic Preservation program is administered by the City of Pasco's Community Development Department under the direction of the Planning Division, with oversight by the Community Development Director.

The Pasco Historic Preservation Commission is responsible for the stewardship of the historic and architecturally significant properties in the City of Pasco.

The Pasco Historic Preservation Ordinance 3785 was adopted August 7<sup>th</sup>, 2006 and created a 5-member Pasco Historic Preservation Commission.

The primary powers, duties, and responsibilities of the HPC are provided in accordance with Pasco Ordinance 3785.

## **D. Previous City Planning Efforts and Their Impact on Historic Preservation**

### **Pasco 2007 Comprehensive Land Use Plan**

Pasco's 2007 Comprehensive Plan was prepared under the framework of Growth Management. Pasco, like most Washington cities and counties had prepared comprehensive plans for many years; however, growth management in Washington took on new meaning with the passage of the Growth Management Act (GMA) by the Washington Legislature in 1990. The GMA provides a framework for regional coordination, and counties planning under the GMA are required to adopt countywide planning policies to guide plan adoption within the county and to establish urban growth areas (UGAs).

Historic Preservation was one of the 13 goals of Washington's Growth Management Act (GMA), specifically to "Identify and encourage the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance." RCW 36.70A.020(13). Cities and counties planning under the GMA must *consider and incorporate* the overall goal of historic preservation.

Local comprehensive plans must include the following elements: land use, housing, capital facilities, utilities, transportation, and, for counties, a rural element; however a specific chapter on historic preservation is not required.

Pasco's Comprehensive Plan does not include the optional chapter or element on historic preservation; however, some of its policies and goals do support historic preservation.



LU-6. GOAL: ENCOURAGE THE RESTORATION AND REHABILITATION OF HISTORIC BUILDINGS AND SITES.

LU-6-A Policy: Consider allowing adaptive uses in historic structures which may include more intensive activity than surrounding properties if adverse impacts on the neighboring properties are mitigated.

ED-1-D Policy: Promote tourism and recreational opportunities.

**Pasco Downtown Revitalization: An Action Plan**

In 2003, Makers Architecture and Urban Design prepared the Pasco Downtown Revitalization: An Action Plan for the City of Pasco. The Action Plan was intended to move downtown Pasco beyond the planning phase into implementation. By defining realistic, cost-effective steps toward downtown revitalization, the recommendations contained in this Action Plan proposed to:

- Build on downtown Pasco's strengths.
- Encourage downtown business owners and property owners to get involved in revitalization of the downtown.
- Create momentum and generate excitement in the community.

The Makers' plan recommended the implementation of a theme of color and other architectural details to "help unify downtown Pasco's visual elements and create a cohesive, positive downtown image" that would be funded by a grant program financed by a Business Improvement Area. The theme would build on downtown Pasco's Hispanic businesses and accentuate downtown's unique identity. The Makers' plan recommended "vibrant accent color should be concentrated in Peanuts Park and the area around the Fourth and Lewis intersection."

Downtown Pasco was developed beginning in the early 1900's, however, the majority of the downtown storefronts have been altered, and it is likely that downtown Pasco would not qualify as a National Historic District. Some historic features do remain and can be retained, and this strategy is supported by the Makers' plan. Although the Makers' plan states that "existing downtown facades are a collection of 1940s, 1950s, and early 1960s

architectural styles,” many downtown facades date back much earlier, for example to 1910 (430 and 524 West Lewis and 120 North 4<sup>th</sup>); 1914 (114 North 4<sup>th</sup>); and 1918 (514 and 516 West Lewis), and some still retain elements of the Art Deco or Art Moderne style. A key recommendation of the Makers’ plan that should be stressed when designing façade improvements is to “respect the architectural character of existing buildings and understand that some façade materials, such as stone, glazed tile, and brick, are better left unpainted.” Given that some of the storefronts retain significant original features from the 1920s and 1930s such as structural pigmented glass, Art Deco designs and glazed brick and tile, it is important that the improvements funded by this program don’t destroy the original historic character that helps tell the story of the development of downtown Pasco.



*The building at 430 West Lewis was recently rehabilitated following the guidelines from the Makers’ Plan.*

## **VI. Current Status of Historic Preservation**

This discussion describes the issues, projects and challenges that are affecting historic preservation policy direction and cultural resources in Pasco. This section includes both what is working and what is not, and is based on several months of gathering information and feedback, including meetings of the Pasco Historic Preservation Commission, an Open House, and individual interviews with key leaders. A full description of the public process is included in Appendix B.

### **A. Summary: What's Working Now and What Isn't?**

#### **What's Working Now?**

##### **There is Good Social Capital**

People in Pasco believe that good partnerships between organizations are starting to develop. Additionally, many people in leadership positions in Pasco are passionate about its history, and are working hard to ensure that the community does not lose its knowledge of its heritage.

##### **The City of Pasco is Committed to Historic Preservation**

People in Pasco think that it is great that the city is already on board with historic preservation with staffing and an ordinance. They are excited that this project is moving forward; there's a need for historic preservation to be a part of the economic development of downtown or beyond. People are ready for change, and believe that it is a good time for the City to be investing in this historic preservation plan.

##### **Downtown has Opportunities for Revitalization**

Despite the loss of key buildings resulting in vacant lots downtown, people think that Pasco retains a few historically significant properties. There are some underutilized buildings that represent commercial investment opportunities if tax credits are utilized.

##### **Key Institutional Buildings have been Preserved**

People are proud that some historic buildings have been maintained and are in current use by institutions. Two good examples are the former Carnegie Library, now the Franklin County museum, and the downtown US Post Office. Both of these buildings have been

listed on the National Register and serve as an example of the viability of the use of significant historic buildings.

## **What Isn't Working Now?**

### **Tax Incentives Not Utilized due to Lack of Historic Register Listings**

People understand that some properties in Pasco possess sufficient architectural and historical significance to meet National Register or Local Register criteria. These properties are highlighted in the surveys referenced in this report. As of 2013, only one privately-owned eligible property, the Moore Mansion, has been officially listed on the National Register. People commented that they would support a Local Register of Historic Places, if established by the City of Pasco.

### **There Needs to be a Better Plan for the City Historic Preservation Program**

Although Pasco has initiated an historic preservation program, and overall, people think there should be an historic preservation work plan for the community that includes a timeline for implementation. People also believe that the City should take the next steps to building its preservation program, including applying for Certified Local Government status, establishing a Pasco Register of Historic Places (PRHP), which should require owners' consent, unless the register was recognition only and not regulatory, and increasing the inventory of historic buildings/sites. Also, there isn't necessarily knowledge of the "why" behind historic preservation, which will come when the community starts to witness the positive benefits of rehabilitated buildings and revived areas of town.

The importance of the Historic Preservation Commission in Pasco's development is also not fully understood. The HPC is a volunteer board and members have limited time and resources to devote to the many duties the positions require. The Pasco Community Development Department provides a staff member to work part-time with the HPC and coordinate their work but this time is also limited. Because of these limitations, the public presence of the HPC in the community is hindered and much of its work goes underreported and underappreciated.

### **There's a Lack of Awareness and Coordination of Pasco's History and Historic Assets**

In the past decade there has been an increase in the appreciation and understanding of the positive role historic preservation plays in Pasco. However, people think that historic preservation has yet to be as fully integrated into community development and overall civic

goals as it has in similar communities in Washington. People also think that partnerships should be strengthened, for example between heritage organizations, government entities, the downtown organization and heritage tourism. The Pasco Historic Preservation Commission is the group initiating collaboration with the Franklin County Historical Society and Museum and the Washington Railroads Historical Society Museum, and this effort is still in its infancy.

While articles and social media would be excellent, promotional media, tours, events and workshops may be overkill, given the current lack of prepared historic sites and destinations.

### **Heritage Tourism**

The Tri Cities' region is experiencing a growing interest in heritage tourism. People recognize that Kennewick has a revitalized downtown that draws people from all over the region to shops and restaurants in the downtown historic district, and Richland has the Columbia River Exhibition of History, Science and Technology that attracts both visitors and local residents. Pasco has much to attract visitors to the city, and with additional development and promotion, visitors will stay even longer.

## **B. Summary of Public Engagement Methods**

### **Stakeholder Outreach Overview**

An important part of the planning process is outreach to stakeholders, asking for their input to shape the Plan, and their understanding, buy-in and support for the final document. Stakeholders were asked to generate perspectives and ideas for the plan, including issues, opportunities for the preservation of historic resources. Stakeholders were consulted through public meetings, a survey, and individual interviews.

### **Outreach Method #1: Historic Preservation Commission Questionnaire**

The members of the Pasco Historic Preservation Commission (“HPC”) are appointed by the Mayor with Council approval, and represent areas of interest and expertise in historic preservation. Feedback was sought from the HPC about issues and opportunities that may be addressed in the Historic Preservation Plan. HPC members were given a presentation on historic preservation planning, and then completed a survey at an HPC meeting.

### **Outreach Method #2: Community Open House**

A community open house was conducted on June 26, 2013. City staff provided extensive notification of the meeting through press releases, announcements and web updates, and about ten people attended. Participants selected their top priority answers to three questions:

- What’s working best in historic preservation in Pasco (and what are its strengths)?
- What are the most pressing needs for historic preservation (and what challenges will it face in the future)?
- What are the highest priority partnership opportunities that historic preservation should cultivate in Pasco?

### **Outreach Method #3: Stakeholder Interviews**

Individual interviews were conducted with key stakeholders to provide insights for the historic preservation plan and also to engage community leaders. Interviewees selected their top priority answers to three questions:

- What’s working best in historic preservation in Pasco (and what are its strengths)?
- What are the most pressing needs for historic preservation (and what challenges will it face in the future)?
- What are the highest priority partnership opportunities that historic preservation should cultivate in Pasco?

## VII. Creating the Future – Goals and Action Steps

The oldest of the Tri Cities, Pasco has a rich and layered history. Pasco's status as Southeast Washington's historic center of transportation, aviation and agriculture is reflected in its older downtown, industrial buildings and in its neighborhoods. While many older homes throughout the city have been altered with added siding materials, rebuilt porches and other alterations, their basic form and plan remain intact and provide opportunities for rehabilitation and reclaiming their original appearance. Likewise, while many of the commercial and industrial buildings have been altered, an opportunity still remains to tell the story of Pasco's history through its historic buildings.

While Pasco's historic preservation program is relatively new, there is a strong community commitment to its heritage. Pasco has support for preservation in the Franklin County Museum, Sacajawea State Park, Washington State Railroad Historical Society and restoration of the Franklin County Courthouse. Pasco's downtown has a unique and rich history, and was until recently a member of the state Main Street program.

Building on this foundation of support, Pasco can enhance its historic resources hand in hand with overall civic improvements and economic development. There is already a base of support in the goals of Pasco's Comprehensive Plan. Integrating historic preservation more fully into future planning efforts will be of mutual benefit as the City moves forward.

This section outlines four major goals and their related objectives and action items:

- Goal 1: Enhance Protection and Preservation of Historic Buildings and Sites
- Goal 2: Encourage Building Rehabilitation to Stimulate Economic Development
- Goal 3: Increase Heritage Tourism
- Goal 4: Strengthen Public Awareness and Partnerships

Local organizations can work together to accomplish the goals of the preservation plan, and are included in the implementation of the action plan items:

- CBC= Columbia Basin College
- City = Pasco City Staff
- HPC = Pasco Historic Preservation Commission
- Museum = Franklin County Historical Society and Museum
- PCC= Pasco Chamber of Commerce
- DPDA= Downtown Pasco Development Authority
- Port = Port of Pasco
- TCVCB = Tri Cities Visitor's and Convention Bureau
- TCHCC = Tri Cities Hispanic Chamber of Commerce
- Tower = Save the Old Tower Group
- WSRHS= Washington State Railroad Historical Society
- WSU= Washington State University

#### GOAL 1: ENHANCE PROTECTION AND PRESERVATION OF HISTORIC BUILDINGS AND SITES

This goal focuses on enhancing the resources of the City of Pasco's historic preservation program in a variety of ways. By entering into the state's Certified Local Government program, the City of Pasco can have access to new funding and technical assistance. By improving two fundamental historic preservation tools, historic surveys and historic register nominations, the city can provide citizens with more ways to preserve historic properties. It is important to remember that historic recognition is voluntary and can be stopped by property owners who do not wish to proceed.

##### Objective 1.A.1 Strengthen the Capacity of the Historic Preservation Program

**Action 1.A.1: Increase recognition of historic buildings by establishing a local historic register program that requires owner consent.**

Who: City, HPC

When: 1<sup>st</sup> year

How: amend preservation ordinance.



**Action 1.A.2:** Improve research by creating prototype Pasco register nomination, similar to National Register nominations.

Who: HPC

When: 1<sup>st</sup> year

How: use National Register nomination as a model.

**Action 1.A.3:** Increase the capacity of Pasco’s historic preservation program through the Certified Local Government (CLG) program. CLG status provides access to grants and technical assistance, as well as access to federally funded inventories and reports.

Who: City, HPC

When: 1<sup>st</sup> year

How: apply to DAHP for Certified Local Government status.

**Action 1.A.4:** Staff and HPC members are encouraged to attend CLG training and workshops.

Who: City, HPC

When: 1<sup>st</sup> year

How: attend annual training, and attend workshops such as the Mid-Century design workshop in March 2014.

### Objective 1.B Identify Historic Properties through new Historic Surveys

**Action 1.B.1: Increase access to information on historic buildings.**

Who: City

When: 1<sup>st</sup> year

How: demonstrate WISSARD database to HPC and Museum.

**Action 1.B.2:** Apply for funding to hire a professional to update historic survey information on Pasco buildings, with volunteer support from the Pasco HPC. This action is recommended as Pasco's first CLG grant application.

Who: City, HPC

When: 2<sup>nd</sup> year

How: apply for CLG grant for citywide survey.

**Action 1.B.3:** Hire a professional to update historic survey information on Pasco buildings. The historic survey provides a database of properties that are eligible for historic designation.

Who: City, HPC

When: 3<sup>rd</sup> year

How: use CLG grant to hire a professional to complete the survey

### Objective 1.C Protect Historic Buildings

**Action 1.C.1: Pursue acquiring land for the WSRHS Museum, Phase I.**

Who: HPC, WSRHS

When: 1<sup>st</sup> year

How: form a WSRHS Museum Advisory Committee to investigate potential museum locations.

**Action 1.C.2:** Pursue acquiring land for the WSRHS Museum, Phase II and begin to search for grant funding.

Who: HPC, WSRHS

When: 2<sup>nd</sup> year

How: members of the WSRHS Museum Advisory Committee analyze potential museum locations.

**Action 1.C.3: Identify means by which WSRHS could create an educational display of artifacts to promote railroad historic preservation efforts while awaiting museum construction, such as in Volunteer Park and continue to search for grant funding.**

Who: HPC, WSRHS

When: 3<sup>rd</sup> year

How: members of the WSRHS Museum Advisory Committee investigate publically owned land as a possible location for educational display.

**Action 1.C.4:** Develop methods to mitigate negative impacts to historic buildings. As a model, use examples from Washington Department of Transportation, found at <http://www.wsdot.wa.gov/environment/culres/>

Who: City, HPC

When: 3<sup>rd</sup> year

How: create new historic preservation mitigation measures for transportation projects.

**Action 1.C.5: Improve visibility of and access to historic resources.**

Who: City, HPC, Museum

When: 4<sup>th</sup> year

How: develop consistent signage for plaques for individual historic buildings.

Action 1.C.6: Begin fundraising for WSRHS museum and continue to search for grant funding.

Who: HPC, WSRHS

When: 4<sup>th</sup> year

How: members of the WSRHS Museum Advisory Committee investigate grant funding sources for construction of a museum.

**Action 1.C.7: Support ongoing development of the Washington State Railroad Museum.**

Who: HPC, WSRHS

When: 2<sup>nd</sup>-5<sup>th</sup> year

How: members of the WSRHS Museum Advisory Committee apply for grants, such as the Washington Capital Heritage Grant or the Building for the Arts fund. Partner with the Pasco Vocational Building Program.

**Action 1.C.8: Support ongoing rehabilitation of the Franklin County Historical Society Museum facility.**

Who: HPC, Museum                      When: 1<sup>st</sup>-5<sup>th</sup> year

How: apply for WTHP Valerie Sivinski grant for exterior rehabilitation work.

**GOAL 2: ENCOURAGE BUILDING REHABILITATION TO STIMULATE ECONOMIC DEVELOPMENT**

This goal focuses on facilitating rehabilitation of buildings, both in the core of downtown and in other areas of the city. Local governments can make the rehabilitation of commercial buildings more financially feasible by packaging and promoting incentives and by looking for creative ways to approach regulatory processes that impact historic preservation. Downtowns can be revitalized through the Main Street program's national model, which emphasizes design, organization, promotion and economic restructuring. Additionally, the identification of properties eligible for listing on the Local or National Register is an essential component of economic development. The possibility of the federal 20% federal tax credit or the local Special Valuation property tax reduction often makes the difference in the economic viability of a project.

**Objective 2.A Facilitate development of older buildings downtown.**

**Action 2.A.1: Continue historic preservation downtown through the State Main Street program, and start accepting B&O tax credit donations.**

Who: City, DPDA                      When: 1<sup>st</sup> year

How: invite Main Street program director to assist and apply for Main Street application for Tier 2 level.

**Action 2.A.2: Promote the development of downtown commercial buildings by improving coordination with the façade improvement program. A key recommendation of façade program design guidelines is: "respect the architectural character of existing buildings and understand that some façade materials, such as stone, glazed tile, and brick, are better left unpainted."**

When: 2<sup>nd</sup> year

How: recognize historic elements when designing façade renovations for the downtown façade improvement program.

**Objective 2.B Promote the Economic Benefits of Historic Rehabilitation by Facilitating Commercial Building Rehabilitation City-wide**

**Action 2.B.1:** Promote the development of historic commercial buildings by creating a local process to waive design review of commercial buildings if property owner is applying an Investment Tax Credit.

When: 1<sup>st</sup> year

How: create a form & change bylaws.

**Action 2.B.2: Promote the Economic Benefits of Historic Rehabilitation.** A few individual commercial buildings may qualify for the Pasco Register, and be eligible for Special Valuation reduction in property tax.

When: 2<sup>nd</sup> year

How: encourage commercial buildings to list on the Pasco Register.

**Action 2.B.3: Examine building codes to determine if there are any impediments to historic rehabilitation and look for ways to streamline permit processes for restoration.**

When: 2<sup>nd</sup> year

How: review with Code Official.

### GOAL 3: INCREASE HERITAGE TOURISM

This goal highlights some of Pasco’s historic resources that would be appealing to visitors. Heritage tourism is one of the fastest growing industries across the country, and historic resources are among the strongest assets for attracting visitors. More and more tourists are interested in visiting small towns and cities, and the things they most want to see and experience are the places and sites that make a community unique – its historic sites, buildings, and neighborhoods.

**Objective 3.A Encourage research that uncovers more of Pasco's rich and layered history.**

**Action 3.A.1: Research local history as a basis for promoting Pasco's past. Historic themes to be explored include Chinese history, Black history, Hispanic history, women's history, railroad history, World War II history, and aviation history. The research will provide information for marketing materials.**

Who: WSU, CBC

When: 2<sup>nd</sup> year

How: encourage college students to research local history themes.

**Action 3.A.2: Establish a system for the collection of register nominations on Pasco history to be used as a resource for marketing materials.**

Who: City, Museum

When: 3<sup>rd</sup> year

How: establish a collection of National Register and Local Register nominations in multiple locations, including the City of Pasco's website and the Franklin County Museum.

**Objective 3.B Disseminate information to build an appreciation of the History of Pasco.**

**Action 3.B.1: Create a "Pasco Walk," a walking tour brochure of Pasco Historic Places. The tour could include such buildings as Franklin County Courthouse, Steam Engine at Volunteer Park, Our Lady of Lourdes Hospital, Franklin County Museum, Pasco City Hall, Old Town Pasco, and the US Post Office. The brochure could also be made available online.**

Who: HPC, Museum

When: 3<sup>rd</sup> year

How: apply for CLG grant.

**Action 3.B.2: Establish a Pasco Cultural Web Site to create a citywide one-stop resource for the wide variety of cultural entities and tourism opportunities in Pasco. The web site could include visitor information and photographs of the following: Downtown Pasco, Franklin County Courthouse, Franklin County Historical Society & Museum, James Moore Mansion, Naval Air Station Tower, Peanuts Park Downtown Plaza, Sacajawea Heritage Trail and Interpretive Walk, Sacajawea State Park and Interpretive Center, Volunteer Park and Historic Train Engine, Washington State Railroads Historical Society Museum. An example of a Cultural Web Site in a similar-sized city is the Great Falls Museum Consortium (see appendix).**

Who: HPC, Museum  
How: apply for CLG grant.

When: 4<sup>th</sup> year

**Action 3.B.3: Encourage public agencies to have historic information and historic photographs in their buildings and on their websites, and recognize those that do so with a letter from the Pasco HPC.**

Who: City  
How: inform public agencies of this City priority.

When: 4<sup>th</sup> year

#### GOAL 4: STRENGTHEN PUBLIC AWARENESS AND PARTNERSHIPS

This goal outlines ways in which the community can become more aware of the rich history of Pasco, and form partnerships to work together to maximize community resources. People who are passionate about Pasco's history are often working individually, and could benefit from collaboration with similar efforts.

##### Objective 4.A Improve partnerships and collaboration.

**Action 4.A.1: Develop a preservation/museum consortium to consolidate efforts and improve coordination between historic properties. The purpose of a consortium is for representatives such as board members or staff from each museum or museum-type facility that has a mission to educate the community on Pasco's history to meet monthly to share ideas, actively coordinate promotional efforts, and coordinate fundraising efforts. Suggested members would include Franklin County Historical Society & Museum, Sacajawea State Park and Interpretive Center, Washington State Railroads Historical Society Museum, Naval Air Station Tower. An example of a similar museum consortium in a similar-sized city is the Casper, Wyoming Museum Consortium (see appendix).**

Who: City, HPC, Tower, etc.  
How: develop preservation/museum consortium.

When: 2<sup>nd</sup> year

##### Objective 4.B Establish a coordinated communication strategy by producing consistent materials and reports in a variety of media.

**Action 4.B.1: Create prototype materials to communicate the successes of preservation.**

Who: HPC, City

When: 2<sup>nd</sup> year

How: produce an annual one-page fact sheet based on the CLG annual report and the Preservation Work Plan.

**Action 4.B.2: Create annual slide show of newly listed Pasco Register properties. Invite property owners who are applying to the Pasco Register to also submit a photograph showing them in front of the historic property. Show the photographs in a slide show every few years at a City Council meeting, to demonstrate the positive aspects of historic preservation.**

Who: HPC, City

When: 2<sup>nd</sup> year

How: include the option of providing a photograph as a part of the Pasco Historic Register nomination materials.

**Action 4.B.3: Communicate with a variety of media; be relevant to all ages and cultures using social media.**

Who: HPC, City, Museum

When: 2<sup>nd</sup> year

How: create an HPC Facebook page.

**Action 4.B.4: Create prototype materials to communicate the economic impact of preservation.**

Who: HPC

When: 4<sup>th</sup> year

How: use state economic impact report as model for economic impact reports and Special Valuation statistical report.

**Objective 4.C Educate the community by involving a wide variety of people in outreach efforts.**

**Action 4.C.1: Promote education on the Pasco Register that also emphasizes appropriate rehabilitation techniques and offers free or discounted materials, such as discounts from paint stores.**

Who: HPC

When: 3<sup>rd</sup> year

How: conduct an annual historic preservation workshop that promotes the Pasco Historic Register.

**Action 4.C.2: Recognize good rehabilitation efforts through awards and recognitions, similar to Pasco's Yard of the Month program.**

Who: HPC

When: 3<sup>rd</sup> year

How: create a form letter for mayor's signature, in appreciation for fixing up a property.

**Action 4.C.3: Increase awareness of and pride in local history by proposing local participation in the State History Day Program.**

Who: Museum, HPC

When: 4<sup>th</sup> year

How: make presentation to school district.

**Action 4.C.4: Encourage more research on local history by creating a program for Pasco history research.**

Who: City, HPC, Museum, CBC, WSU

When: 5<sup>th</sup> year

How: host annual History Day or Founder's Day workshop at the Museum.



## Pasco Historic Preservation Work Plan – Year One Summary

Year	Year 1 Tasks	Who	How
1	Action 1.A.1: Increase recognition of historic buildings by establishing a local historic register program that requires owner consent.	HPC, City	Amend preservation ordinance.
1	Action 1.A.2: Improve research by creating prototype Pasco register nomination, similar to National Register nominations.	HPC	Use NR nomination as a model.
1	Action 1.A.3: Increase the capacity of Pasco's historic preservation program through the Certified Local Government (CLG) program.	HPC, City	Apply to DAHP for CLG status.
1	Action 1.A.4: Staff and HPC members are encouraged to attend CLG training and workshops.	HPC, City	Attend annual training.
1	Action 1.B.1: Increase access to information on historic buildings.	HPC, City	Demonstration to HPC.
1	Action 1.C.1: Pursue acquiring land for the WSRHS Museum, Phase I.	HPC, WSRHS	Form a WSRHS Museum Advisory Committee to investigate potential museum locations.
1	Action 2.A.1: Continue historic preservation downtown through the State Main Street program, and start accepting B&O tax credit donations.	CITY, DPDA	Work with Main Street program.
1	Action 2.B.1: Promote the development of historic commercial buildings by creating a local process to waive design review of commercial buildings if property owner is applying an Investment Tax Credit.	HPC	Create a form & change bylaws.

## Pasco Historic Preservation Work Plan – Year Two Summary

Year	Year 2 Tasks	Who	How
2	Action 1.B.2: Apply for funding to hire a professional to update historic survey information on Pasco buildings, with volunteer support from the Pasco HPC.	HPC, City	Use CLG grant funds.
2	Action 1.C.2: Pursue acquiring land for the WSRHS Museum, Phase II and begin searching for grant funding.	HPC, WSRHS	Members of the WSRHS Museum Adv. Committee analyze potential museum locations.
2	Action 2.A.2: Promote development of downtown commercial buildings by improving coordination with façade improvement program.	City, DPDA	Recognize historic elements in downtown façade improvement program.
2	Action 2.B.2: Promote the Economic Benefits of Historic Rehabilitation.	City	Encourage commercial buildings to list on the Pasco Register.
2	Action 2.B.3: Examine building codes to determine if there are any impediments to historic rehabilitation and look for ways to streamline permit processes for restoration.	City	Review with Code Official.
2	Action 3.A.1: Research local history as a basis for promoting Pasco's past.	WSU, CBC	Encourage college students to research local history.
2	Action 4.A.1: Develop a preservation/museum consortium to consolidate efforts and improve coordination between historic properties.	HPC, City, Tower, etc.	Develop preservation/museum consortium.
2	Action 4.B.1: Create prototype materials to communicate the successes of preservation.	HPC, City	Produce annual fact sheet based on CLG report.
2	Action 4.B.2: Create annual slide show of newly listed Pasco Register properties.	HPC, City	Include option of providing photo in Pasco Register nomination.
2	Action 4.B.3: Communicate with a variety of media; be relevant to all ages and cultures using social media.	HPC, City, Museum	Create HPC Facebook page.

## Pasco Historic Preservation Work Plan – Year Three Summary

Year	Year 3 Tasks	Who	How
3	Action 1.B.3: Hire a professional to update historic survey information on Pasco buildings.	HPC, City	Use CLG grant funds.
3	Action 1.C.3: Identify means by which WSRHS could create an educational display of artifacts to promote railroad historic preservation efforts while awaiting museum construction, such as in Volunteer Park, and continue to search for grant funding.	HPC, WSRHS	Members of the WSRHS Museum Advisory Committee investigate publically owned land as a possible location for educational display.
3	Action 1.C.4: Develop methods to mitigate negative impacts to historic buildings.	HPC, City	Create new historic preservation mitigation measures for transportation projects.
3	Action 3.A.2: Establish a system for the collection of register nominations on Pasco history to be used as a resource for marketing materials.	City, Museum	Establish a collection of register nominations in multiple locations.
3	Action 3.B.1: Create a “Pasco Walk;” a walking tour brochure of Pasco Historic Places.	City, Museum	Apply for CLG grant.
3	Action 4.C.1: Promote education on appropriate rehabilitation techniques and offer free or discounted materials, such as discounts from paint stores.	Museum, HPC	Establish annual workshop that promotes the Pasco Historic Register.
3	Action 4.C.2: Recognize good rehabilitation efforts through awards and recognitions, similar to Pasco’s Yard of the Month program.	HPC	Form letter for Mayor.

## Pasco Historic Preservation Work Plan – Year Four Summary

Year	Year 4 Task	Who	How
4	Action 1.C.5: Improve visibility of and access to historic resources.	City, HPC, Museum	Develop consistent signage or plaques for individual historic buildings.
4	Action 1.C.6: Begin fundraising for WSRHS museum and continue to search for grant funding.	HPC, WSRHS	Members of the WSRHS Museum Advisory Committee investigate grant funding sources for construction of a museum.
4	Action 3.B.2: Establish a Pasco Cultural Web Site to create a citywide one-stop resource for the wide variety of cultural entities and tourism opportunities in Pasco.	HPC, Museum	Apply for CLG grant.
4	Action 3.B.3: Encourage public agencies to have historic information and historic photographs in their buildings and on their websites, and recognize those that do so with a letter from the Pasco HPC.	City	Inform public agencies of this City priority.
4	Action 4.B.4: Create prototype materials to communicate the economic impact of preservation.	HPC	Use state economic impact report as model.
4	Action 4.C.3: Increase awareness of and pride in local history by proposing local participation in the State History Day Program.	HPC, Museum	Make presentation to school district.

## Pasco Historic Preservation Work Plan – Year Five Summary

Year	Year 5 Tasks	Who	How
5	Action 1.C.7: Support ongoing development of the Washington State Railroad Museum and partner with the Pasco Vocational Building Program.	HPC, Museum, WSRHS	Apply for Washington Capital Heritage Grant or the Building for the Arts fund.
5	Action 1.C.8: Support ongoing renovation of the Franklin County Historical Society Museum facility.	HPC, Museum	Apply for WTHP Valerie Sivinski grant for exterior rehabilitation work.
5	Action 4.C.4: Encourage more research on local history by creating a program for Pasco history research.	City, HPC, Museum, CBC, WSU	Host annual History Day or Founder's Day workshop at the Museum.

## **VIII. Implementation Tools for Achieving Goals**

### **A. Historic Preservation Programs**

There are two state programs in Washington that provide both technical assistance and funding to local governments: the Washington State Certified Local Government Program and the Washington Main Street Program. Both programs have application and annual reporting requirements. The programs are popular with cities of any size in Washington, ranging from very small towns to Washington's larger cities.

#### **Washington State Certified Local Government Program**

Washington State's Certified Local Government (CLG) Program helps local governments to actively participate in preserving Washington's irreplaceable historic and cultural resources as assets for the future. The National Historic Preservation Act established this unique nationwide program of financial and technical assistance. In Washington, it is implemented and administered by the Department of Archaeology and Historic Preservation (DAHP).

Local governments that establish a historic preservation program meeting federal and state standards are eligible to apply to the State Historic Preservation Officer (SHPO) and the National Park Service for certification. A local government that receives such certification is known as a "Certified Local Government" or "CLG." Responsibilities of a CLG include maintaining a historic preservation commission, surveying local historic properties, enforcing state or local preservation laws, reviewing National Register Nominations, and providing for public participation in historic preservation activities.

Obtaining status as a CLG may help a local government encourage, develop, and maintain its local preservation efforts in coordination with its development plans. In addition, CLGs may apply for special grants from the SHPO; CLGs may offer Special Tax Valuation to locally listed properties; receive recognition for their preservation expertise by local, state, and federal agencies; obtain technical assistance and training from the SHPO; participate in the review of nominations to the National Register of Historic Places; participate in the national historic preservation assistance network; regularly exchange information with the SHPO; and participate in statewide preservation programs and planning.

#### **Washington State Main Street Program**

Since 1984, the Washington State Main Street Program has been helping communities

revitalize the economy, appearance, and image of their downtown commercial districts using the successful National Main Street 4-Point Approach® that includes design, organization, promotion, and economic restructuring. Main Street is a comprehensive, incremental approach to revitalization built around a community's unique heritage and attributes. Using local resources and initiative, the state program helps communities develop their own strategies to stimulate long-term economic growth and pride in the heart of the community- downtown. The program is managed (under contract) by the Washington Trust for Historic Preservation.

The Four Tier System for Washington's Main Street Network works closely with communities participating in Washington's Main Street Network and reflects the goal of giving communities across the state the tools to revitalize their downtowns and commercial districts.

#### **Affiliate Level**

The purpose of the affiliate level is to provide access to resources and networking opportunities for community groups and individuals that have an interest in revitalizing their downtown or neighborhood commercial district, but may not have the capacity at this time to meet the Washington State Main Street Community Requirements.

#### **Main Street Tax Credit Incentive Program Level**

The purpose of this tier level is to provide access to resources, networking opportunities and training to communities that have a non-profit organization dedicated solely to downtown revitalization. These communities should be committed to following the Main Street 4-Point Approach® and working toward achieving “Main Street” status.

#### **Washington State Main Street Program Level**

The purpose of the Main Street Community level is to provide access to resources, networking opportunities, training and advanced resources and opportunities to communities who have a non-profit organization dedicated solely to downtown revitalization. These communities have committed the necessary time and training to develop community support, financial and human resources, and are implementing the Main Street Four-Point Approach®. Applications for this level are not being accepted at this time.

## **B. Program and Infrastructure Funding Sources**

A variety of programs and funding mechanisms exist to assist with the implementation of historic preservation programs. Additionally, there are related programs that indirectly fund historic preservation that can provide assistance, such as infrastructure for downtown revitalization and tourism programs. Listed below are some of the most relevant program funding sources for Pasco.

### **Certified Local Government Grants**

The Certified Local government (CLG) program is a function of a local, state and federal partnership that promotes historic preservation at the local level. An incentive for participating in this program is the pool of matching grant funds available annually for CLG communities. These grants may be used for surveys of historic buildings, the preparation of National Register nominations, the development of design review guidelines, and education and outreach.

### **Community Economic Revitalization**

The Community Economic Revitalization Board (CERB) program was created by the State of Washington to be responsive to the community's infrastructure needs. The CERB's ability to be flexible and respond to an aggressive application timeline has led to many successful projects statewide. CERB is a conduit for funding that supports healthy and viable communities and job creation. The CERB Board works to enhance public infrastructure and facility development that lead to economic development by providing loans at low interest rates with favorable terms to port districts, counties, cities, towns, special purpose districts and federally recognized Indian tribes. CERB funds a variety of projects that create jobs including (but not limited to) domestic and industrial water, storm and sewer water projects, telecommunications and port facilities.

### **Community Development Block Grants for Planning and Economic Development**

The state Community Development Block Grant (CDBG) program is administered through the Washington State Department of Commerce. CDBG provides funds to local governments on a competitive basis for public facilities, community facilities, economic development, affordable housing, public services and planning projects that principally benefit low- and moderate-income persons. Communities can use CDBG to improve their local economies, enhance their quality of life and revitalize their neighborhoods while



preserving their cultural and natural heritage. Historic preservation and heritage tourism are two prominent economic and community development strategies to accomplish these objectives.

### **Lodging Tax Revenue**

Washington State Lodging Tax is a consumer tax on lodging charges for periods of less than 30 consecutive days for hotels, motels, rooming houses, private campgrounds, RV parks, and similar facilities, not to exceed two percent on the sale of or charge made for furnishing of the lodging. The funds may be used for promotion of tourism or construction and operation of tourism-related facilities. "Tourism promotion" includes activities intended to attract visitors for overnight stays, arts, heritage, and cultural events, and recreational, professional, and amateur sports event and can include capital or operating programs that promote tourism and attract tourists to the county.

### **State Main Street Program Tax Credit**

Small to medium sized cities in Washington are eligible to apply for certification in the Washington State Main Street program as a "Main Street" community at the Tier 2 Main Street Tax Credit Level. The Main Street Program is designed to assist the revitalization of small to medium sized towns. The purpose of Level 2 is to provide access to resources, networking opportunities and training to communities that have a non-profit organization dedicated solely to downtown revitalization.

When designated a Tier 2 city, Pasco would be eligible for the Main Street Tax Incentive Program, which helps keep revenue from state B&O taxes local. Through the Main Street Tax Incentive Program, a business makes a donation to the downtown association and the business receives a tax credit for 75% of their donation on the following year. The business may also be eligible for a deduction on their federal taxes. The downtown organization can receive up to \$133,333.33 per calendar year in revenue. There are no restrictions on how the tax credit donation funding is spent, as long as it is fulfilling the organization's mission.

### **National Trust Preservation Funds**

Grants from National Trust Preservation Funds (NTPF) are intended to encourage preservation at the local level by providing seed money for preservation projects. These grants help stimulate public discussion, enable local groups to gain the technical expertise

needed for particular projects, introduce the public to preservation concepts and techniques, and encourage financial participation by the private sector.

## **C. Financial Incentives for Building Rehabilitation**

A number of financial incentives exist to aide and encourage individual business and property owners who wish to improve historic properties. These include various tax advantages as well as low-interest loan programs and other forms of financial assistance. These incentives are excellent tools that allow property owners to enhance their investment and add to overall revitalization. Eligibility for these different incentives depends upon property type and other requirements. Listed below are some of the programs that are the most relevant for Pasco.

### **Building for the Arts**

The Washington Legislature created Building for the Arts in 1991 to award grants to 501(c)(3) nonprofit performing arts, art museum, and cultural organizations. The program awards grants to performing arts, art museum, and cultural organizations for up to 20 percent of eligible capital costs for acquisition, construction, and/or major renovation of capital facilities. The program has funded the restoration of historic theaters in Washington, including the Harrington Opera House.

### **HOME Program**

Created by the National Affordable Housing Act of 1990 (NAHA), HOME is a federally funded, large-scale grant program for housing. The intent of HOME is to:

- expand the supply of decent, safe, sanitary and affordable housing
- strengthen the abilities of state and local governments to provide housing
- assure that federal housing services, financing and other investments are provided to state and local governments in a coordinated, supportive fashion.

The HOME Program must be used to promote low-income, affordable housing activities (defined as 80% or less of area median family income, adjusted for family size).

### **Facade Easement**

A Façade Easement program is a locally adopted program. Under a façade easement, the fair market value of the property after the granting of the preservation easement is subtracted from the property's fair market value prior to the easement donation. The difference is the value of the preservation easement for federal income, estate and gift tax purposes. An easement is a legal agreement whereby the private owner gives up certain privileges with regard to controlling the appearance of his or her real property. Once imposed, it "runs with the land," obligating future owners to abide by its terms and thus providing effective long-term protection for an historic property in private ownership. In addition, preservation easements can offer potentially significant federal income, estate and gift tax consequences. In exchange for the donation of an easement, consisting of either a portion of land or a building's facade, an owner may: a) claim a one-time Federal income tax deduction, and b) realize a permanent property tax reduction based on the value of the donated property. The easement must be granted to a qualified entity; and in exchange, the owner must agree to maintain the donated property. The preservation easement is drafted to prohibit alterations to significant features of a building, changes in usage of the building and land, topographical changes, subdivision, or further development without the prior review and approval of the easement holder. By limiting changes to an historic site, the owner alters the property's market value, while benefiting the general public. This change in market value can be treated like any other charitable contribution deduction. The Internal Revenue Service has recognized the "before and after" valuation test as the approach to be utilized in placing a value on preservation easements. A qualified appraiser should determine the actual value of a preservation easement.

### **Federal Investment Tax Credit**

The Federal Investment Tax Credit is a dollar-for-dollar federal income tax credit equal to 20% of the construction costs for rehabilitating an income-producing building; the credit may be used by the building owner or "sold" to a tax credit investor. A Federal income tax credit may be granted to commercial properties that are listed on the National Register of Historic Places, and on which "substantial rehabilitation" is performed. Rehabilitation must comply with the Secretary of the Interior's Standards for Rehabilitation. The minimum investment is 100% of the building's "adjusted basis"; that is, the purchase price minus the land cost and depreciation, plus prior improvements. For non-contributing properties in a National Register Historic District constructed prior to 1936, a 10% Federal rehabilitation tax credit is also available.

### **Heritage Capital Projects Fund**

The Heritage Capital Projects Fund (HCPF) is a Washington state program administered by the Heritage Resource Center (HRC). Since 1997, the HRC has administered the roughly \$40 million in HCPF grants given biennially to heritage organizations and projects across the state. Grant funds have been used to build museums, restore historic structures, and interpret and preserve the heritage of the state in other ways, enhancing the local economy through job creation and purchasing while adding to the unique character of Washington's varied towns and cities. Recipients of HCPF grants need to provide two dollars of match for each dollar of state funding. The deadline for submission is in early May of each even-numbered year.

### **National Trust Small Deal Fund**

The National Trust Small Deal Fund (SDF) is a national program which provides a unique service within the historic tax credit industry by investing in credit eligible projects that generate as little as \$500,000 in tax credit equity (equaling total development costs of approximately \$2.5 million). Projects of that size are typically overlooked by conventional tax credit investors despite the sheer number of them. Since 2002, more than 70 percent of the rehabilitations certified by the National Park Service earned less than \$500,000 in credits. Investments in these smaller deals are often considered undesirable because their transaction costs are typically just as high as larger projects' yet the credit value is much lower, making the investment's cost-benefit ratio unattractive. The National Trust Small Deal Fund is structured to specifically address this issue. It uses standardized investment terms and documents, reduces its due diligence requirements, and keeps its closing costs very low. All types of properties are eligible, including boutique hotels, offices, restaurants, entertainment uses, cultural and nonprofit facilities, retail and mixed-use projects.

### **New Markets Tax Credit**

The New Markets program is designed to encourage investments in low-income communities that traditionally have had poor access to debt and equity capital. The New Markets Tax Credit (NMTC) is a 39 percent federal credit that is earned on a Qualified Equity Investment (QEI) into a certified Community Development Entity (CDE), such as NTCIC. It is claimed over a 7-year compliance period (5 percent over the first 3 years and 6 percent over the last 4 years). The CDE must make a Qualified Low-Income Community Investment (QLICI) in the form of equity or a loan to a Qualified Active Low-Income Business (QALICB) within a 12-month period. All NMTC investments must be made to entities located in qualified low-income census tracts. Visit the Novogradac New Markets

Tax Credit Resource Center to determine whether your property is located in a qualified census tract. Most commercial and mixed-use real estate development projects in these qualified census tracts can be qualified as QALICBs. Residential projects without a commercial component do not qualify.

### **Special Valuation County Property Tax Reduction**

Special Valuation is a Washington state program that provides a property tax reduction for rehabilitated historic properties. Special Valuation is the revision of the assessed value of an historic property that subtracts from the assessment, for up to ten years, rehabilitation costs as approved by the Pasco Historic Landmarks Commission. Properties must be listed on a local register of Historic Places prior to application to qualify, and rehabilitation must comply with the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation costs must total 25% or more of the assessed value of the structure (not the land) prior to rehabilitation.

### **Valerie Sivinski Washington Preserves Fund**

The Valerie Sivinski Washington Preserves Fund is an annual grant program administered by the state nonprofit Washington Trust for Historic Preservation that provides up to \$2,000 to organizations involved in historic preservation. The goal of the fund is to provide small yet meaningful amounts of money to help promote historic preservation at the community level. Examples of eligible projects include purchasing materials or services for "bricks and mortar" projects to preserve a property or producing publications and/or interpretive elements that promote historic preservation of a specific resource. Highest priority will be given to projects that are urgent in nature, contribute significantly to the development of community preservation organizations, and/or are included in the Washington Trust's Most Endangered Historic Properties list. In addition, priority is given to bricks and mortar rehabilitation projects. Project work must conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and must comply with local design guidelines when applicable.

## **D. Regional, State and National Preservation Partnership Opportunities**

A variety of state, regional and national organizations can provide support for local historic preservation. Organizations can provide either support for specific projects, such as

technical support, grant funding or advocacy or ongoing training and education for staff, preservation commission members and local volunteers.

Historic Preservation Partners in Washington include:

- Eastern Washington Regional Archives
- Green Lab – National Trust for Historic Preservation
- Historylink.org
- Municipal Services Research Corporation (MRSC.org)
- National Alliance of Preservation Commissions
- National Park Service
- National Register of Historic Places
- National Trust for Historic Preservation
- Northwest Museum of Arts and Culture
- Preservation Action
- University of Washington Manuscripts and Special Collections
- Washington State Department of Archaeology and Historic Preservation
- Washington State Advisory Council on Historic Preservation
- Washington State History Museum
- Washington State Main Street Program
- Washington Trust for Historic Preservation

## **E. State and Federal Preservation Laws and Policies**

In Washington State, historic sites are protected by a variety of state and federal laws. Federal law applies to all projects that involve federal money, permits and/or licenses. Washington State law applies to all local projects. The following is a list of existing laws regulating historic sites within the state:

### **Selected Federal Laws on Historic Preservation:**

- National Historic Preservation Act
- 36 CFR Part 60 (National Register of Historic Places)
- 36 CFR Part 61 (Procedures for State, Tribal, and Local Government Historic Preservation Programs)
- 36 CFR Part 63 (Determinations of Eligibility for Inclusion in the National Register of Historic Places)
- 36 CFR Part 65 (National Historic Landmarks Program)
- 36 CFR Part 68 (The Secretary of the Interior's Standards for the Treatment of Historic Properties)
- Section 106

- Executive Order 11593 (Protection and Enhancement of the Cultural Environment)
- Executive Order 13006 (Locating federal Facilities in Historic Properties)

#### **Washington State Laws on Historic Preservation:**

- Executive Order 05-05
- Advisory Council on Historic Preservation (WAC 25-12)
- Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60)
- Washington State Historic Building Code (RCW 19.27.120)
- Heritage Barn Program (RCW 27.34.400)
- State Historical Societies - Historic Preservation (RCW 27.34)

#### **Archaeology Laws**

In Washington State, known archaeological sites and Native American graves are protected from disturbance by a variety of state and federal laws. Federal law applies to all federal and Native American lands and Washington State law applies to all other lands. The following is a list of existing laws regulating archaeological sites within the state:

#### **Selected Federal Laws on Archaeology:**

- Archaeological Resource Protection Act of 1979
- Archaeological and Historic Preservation Act of 1974
- Native American Graves Protection and Repatriation Act
- National Historic Preservation Act

#### **Washington State Laws on Archaeology:**

- Executive Order 05-05
- Indian Graves and Records (RCW 27.44)
- Archaeological Sites and Resources (RCW 27.53)
- Archaeological Excavation and Removal Permit (WAC 25-48)
- Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60)
- Registration of Historic Archaeological Resources on State-Owned Aquatic Lands (WAC 25-46)
- Aquatic Lands - In General (RCW 79.90.565)
- Archaeological Site Public Disclosure Exemption (RCW 42.56.300)
- Discovery of Human Remains (RCW 27.44)

## Appendix A - Pasco's Heritage: History and Architecture

Many thousands of years of history in Pasco have yielded a variety of cultural resources. This brief overview of the history of Pasco provides the context for historic themes that may be used for future historic register nominations. Representative historic properties are identified for each historic theme.

### Overview and Early History

Pasco sits at the confluence of the Snake and Columbia Rivers in Southeast Washington. The city was established in 1885 and incorporated in 1891; however, the Pasco area has been an important area of human habitation for almost 10,000 years. For many years, it was a traditional gathering, fishing and trading place for Native American tribes, who came to the area to trade and catch and dry fish, and some remained throughout the winter in the flats along the Columbia at the mouth of the Snake River.

The spot where the Snake enters the Columbia had been a popular tribal rendezvous spot for centuries, sometimes called the Grand Rendezvous or the Great Forks. Tribes commonly camped, fished, and wintered from the Snake's mouth upstream on the Columbia for eight miles toward the spot where the Yakima River enters. The City of Pasco spreads out today over the eastern bank of this stretch of the Columbia.

The Lewis & Clark Expedition camped at the confluence of the two rivers in 1805 and 1806, and reported that Native Americans gathered there in great numbers to view them at the Snake-Columbia confluence, the site of today's Sacajawea State Park, a few miles downstream from Pasco. When Clark rowed upstream to the mouth of the Yakima, paddling directly past today's Pasco, he reported a number of mat-covered Indian lodges.

A few ranchers and explorers arrived in the 1860s and 1870s, but for the most part the site of Pasco remained a Native American fishing camp.

The Sacajawea State Park is now located at the confluence of the Snake and Columbia Rivers, and Chiawana Park is located along the Columbia River. Historic resources in



these areas are archaeological.

### **Early Pasco**

The history of the City of Pasco began with the history of Ainsworth, a town about two miles southeast of Pasco, which has now vanished. When the Northern Pacific Railroad made plans in 1879 to create a line from Spokane to Portland, it platted the town of Ainsworth at the mouth of the Snake River to serve as a railroad construction camp. Before long, Ainsworth was full of workers, including hundreds of Chinese and Irish laborers, who were laying track and building bridges. Lumber for the railroad tracks was floated to Ainsworth from the Yakima River to the north and from the Snake and Clearwater Rivers to the east. By 1883, Franklin County was established and Ainsworth, as the largest town, became the county seat. By 1885, the Northern Pacific established the more permanent town site of Pasco, in the process dismantling and moving many of the buildings of Ainsworth to the new town site.



*Ferry service between Kennewick and Pasco began in 1884; this photograph depicts ferry service in 1921 (photograph courtesy of the Washington State Library Collection).*

Although there are several versions of the origin of the name Pasco, the most widely accepted is that Virgil G. Bogue, a construction engineer for the Northern Pacific Railway, named it after Cerro de Pasco, Peru, where he had worked to build a railroad in the Andes Mountains.

By 1910, the population of Pasco was 2,083, which was nearly double the size of Kennewick and five times bigger than Richland. Irrigation projects had been completed, and acres of the landscape were covered with farms and orchards. Pasco became well-known for asparagus and strawberries, and also orchards of peaches, apples and cherries. Icehouses and fruit-packing facilities soon built up to store fruit prior to transportation, a few of which still exist today.

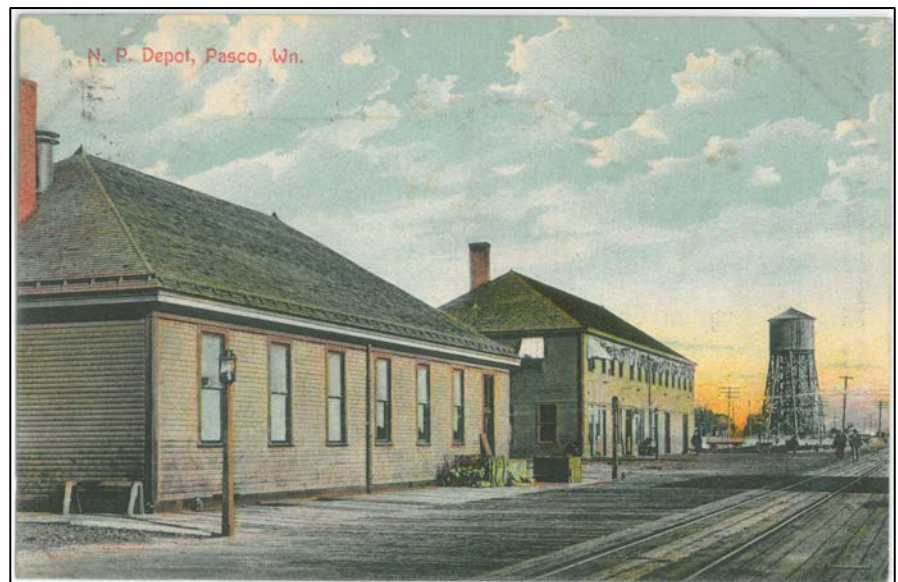


*The East Side School, or Whittier School, was built in 1912. Whittier was the first school in the state to provide transportation, as shown here (photograph courtesy of Dan Stafford).*

## Railroad Heritage

In the early years of Pasco's history the dominant economic factor was the million-dollar annual payroll of the Northern Pacific Railway, now merged with other lines to form the Burlington Northern/Santa Fe.

*The Pasco Northern Pacific Railroad depot (photograph courtesy of Dan Stafford).*





*The Northwestern Improvement Company built a row of houses on “A” Street for employees of the Northern Pacific Railway (photograph courtesy of Dan Stafford).*

*The houses were painted the official colors of the Northern Pacific Railway, Indian Red with Bottle Green trim, and thus the houses became known as “Red Row” (photograph courtesy of Dan Stafford).*



Pasco’s importance as a transportation center was reflected in the construction of buildings associated with the railroads. Pasco became a Northern Pacific division headquarters in 1907 and the Spokane, Portland and Seattle Railroad Mainline was built through Franklin County at the same time. A large roundhouse, shops and icehouse were constructed as well as infrastructure improvements such as street paving, sidewalks and sewers. Outside investors and developers came to Pasco between 1907 and 1915 and approximately 80 new commercial structures were erected, primarily in the “Old Town” area.



*The Washington State Railroads Historical Society Museum's collection was relocated from this building in 2013 and the museum is now developing a plan for a new facility.*



*Historic rail cars in downtown Volunteer Park are one of the few publically visible remnants of Pasco's railroad heritage.*



## Civic, Institutional and Religious and Educational Development

Civic structures in Pasco were primarily built between 1915-1941, and in many ways, the political and cultural development of Pasco is reflected in its extant civic and religious buildings. Identified resources include landmark buildings such as the Pasco Post Office, and Our Lady of Lourdes Hospital (north wing).



*Franklin County Courthouse.*



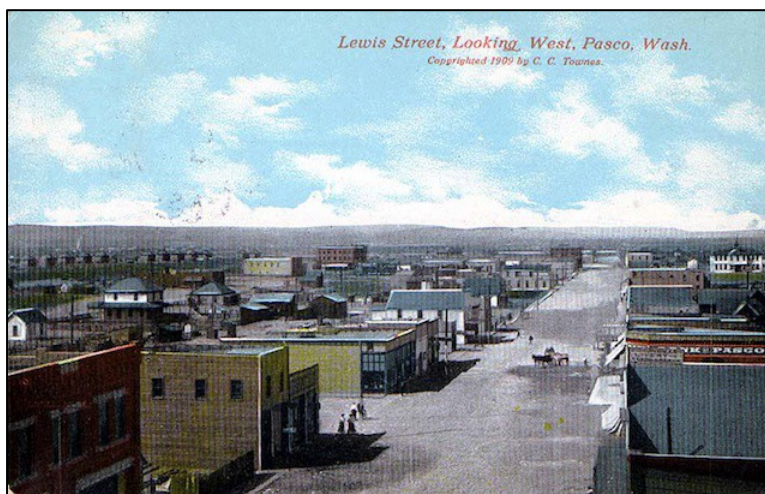
*A neighborhood church, the Friendly Temple Church of God at 316 North 4<sup>th</sup>, formerly a Christian Science Church, was constructed in 1912 in the Classical Revival style.*



*Prominent Spokane architect Henry Bertleson designed Saint Patrick's School, at 1320 West Henry Street, in 1947*

## **Commercial Growth and Development**

Early commercial buildings were constructed in Pasco's "Old Town" area that was situated in what is today the area around Clark Street, North Second Street, the Pasco Railyards, and a sidetrack south of Columbia Street. Most of the early wood frame buildings were destroyed by fire, which led to the enactment of a fireproofing ordinance in 1910 that required all commercial structures to be constructed of brick or concrete.



*Downtown Pasco in 1909, looking west on Lewis Street (photograph courtesy of UW Special Collections, Image WAS0520).*



*This 1909 photograph of Cox Investment Company on the corner of 4<sup>th</sup> and Lewis Streets shows the dirt roads and wooden sidewalks common to Pasco at that time (photograph courtesy of Dan Stafford).*

In some parts of downtown, structures that had been destroyed by the fire were not rebuilt for two decades. During the 1940s and 1950s, downtown expanded and more commercial buildings were constructed along Lewis and Sylvester streets, primarily between 8<sup>th</sup> and 14<sup>th</sup> Streets. By 1920, Pasco had grown to a population of 3,362, and by 1930 the population reached 3,496.



*The building at 402 West Lewis was constructed in the Art Deco style and features stylized geometric decorative elements typical of the style.*





*Historic theaters were constructed downtown and contributed to the cultural and commercial vibrancy of the city. The Empire Theater at 517 West Lewis exhibits Art Deco style elements.*

*Some of downtown's storefronts now reflect the bright colors and symbols of Pasco's Hispanic heritage.*





## Aviation and Military History

Aviation history dates to 1926 when Varney Air Lines started airmail service between Pasco and Elko, Nevada. United Airlines took over Varney and in 1934, United moved away and Pasco was without air service until Empire Air Lines started air service in 1949, and was later taken over by Hughes Air West.



*Felix Warren, a veteran stagecoach mail-delivery runner, brought a stagecoach to Pasco from Spokane for airmail flight celebrations. The trip from Spokane took five days, but the airmail flight took four hours (photograph courtesy of the United Airlines Historical Foundation).*

An Army Reconsignment Depot was located in Pasco during World War II, increasing the population to 14,000. After the war, the Port of Pasco bought the Reconsignment Depot as war surplus, and now houses many industrial and commercial tenants of the Port of Pasco at the "Big Pasco" facilities.

In 1942, the Pasco Naval Air Station was established as a training center for Naval aviators, and was later used to rebuild damaged carrier-based squadrons of planes. When the War ended, the City of Pasco purchased the entire Navy Base, and many of the properties remain and house commercial and industrial tenants.

Historic resources associated with aviation history include the buildings, barracks, and runways linked with the Pasco Naval Air Station. Many of the structures still exist, such as

the NAS Tower and Hangar building, and are now used for commercial, industrial and educational uses.

## Residential Development

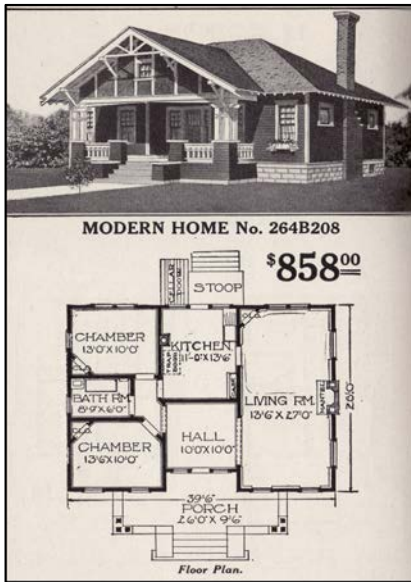
Pasco's historic homes range from working class housing and apartment buildings to a few remaining high-style homes. Historic resources associated with residential development include five residential areas of homes, and while many of the homes have been altered, a few still retain their historic character. Architectural styles prominent in Pasco include styles from 1910-1940 such as Craftsman, Tudor Revival, Colonial Revival, Classical Revival, and a few pre-1910 Folk Victorian style homes. Pasco neighborhoods also feature good collections of Minimal Traditional and Ranch style homes from the 1940s and 1950s. There does not appear to be a high enough concentration of intact historic homes to qualify as an historic district, however, homes scattered throughout the city may individually qualify for local register designation.



*The James Moore Mansion, now an event venue for outdoor weddings, receptions and events, is listed on the National Register of Historic Places and is one of the few historic high-style homes remaining in Pasco.*

## Residential Development in the Northern Pacific Plat of Pasco, Blocks 14-16 and 24-26; Gerry's Addition.

This area has a few examples of pre-1920s residential structures. Northern Pacific Blocks 14, 15, 16 and 26 include some pre-1900 structures – some of the oldest houses in Pasco. The rest of the area includes a variety of architectural styles popular between 1900-1920, primarily Colonial Revival and Craftsman. The historic character of the neighborhood, however, is compromised by extensive alteration and newer houses



*The Craftsman or Bungalow style was popular from the beginning of the 19<sup>th</sup> century through the 1930s. The style is characterized by exposed rafters, deep overhanging eaves, front porches beneath an overhanging roof, and the use of mixed materials such as brick, wood and stone. Sears and Roebuck mass produced kit houses, such as the one shown here, that could be purchased as a kit and constructed on a lot (graphics from the Sears and Roebuck catalog).*

*This brick Craftsman style house at 431 West Shoshone, historically known as the Anton Nolte house, may qualify for listing on a local register of historic places.*





*The steeply-pitched roofline of this c. 1930 house at 615 West Shoshone reflects the Tudor Revival style.*

### **Residential Development in Petit's First Addition and Gerry's Addition (north of Lewis and west of Fourth)**

A few houses scattered throughout this area were constructed between 1905-1914 and are interspersed with houses that date from the 1930s to 1940s. There are a few houses in good condition. A few older houses along Clark Street have been converted into offices.

### **Residential Development in Sylvester's Addition and Park Addition**

Sylvester's Addition was once a distinct housing development district on the northwest edge of town, including Sylvester Park. The area has good examples of Craftsman houses from 1910-1920 especially along Nixon, Park and Margaret Streets between Fifth and Seventh. Craftsman style homes, sometimes simply called Bungalows, were typically built from kits or styled from pattern books, and were the dominant architectural style throughout the country from about 1905 through the 1920s. Craftsman homes are typically one-story homes and feature a low-pitched, gabled roof with a wide, unenclosed eave overhang, exposed rafters, decorative beams under gables and full or partial-width porches supported by tapered or square columns. Most of the houses are in good condition but have extensive alterations. In the west end of Sylvester's Addition are homes from the 1920s through 1940s.





*This Craftsman style home from the 1920s at 708 North 8<sup>th</sup> Street features a distinctive clipped gable roofline.*



*Built c. 1925, this home at 705 West Bonneville is a good example of the Craftsman style, and features exposed rafters and a double front facing gabled roof.*

## **Residential Development in Riverside, College, Gantebein's Gray's and East Riverside Additions**

Originally comprised of small farms and residential groupings, this is a mixed area of homes from the 1880s through 1970s. Most of the older structures have been significantly altered, with additions and alterations such as new siding, windows and porches.

## **Residential Development in Residential Development from the 1940s to 1950s**

A demand for housing occurred due to the rapid population increase from construction at the Hanford site and the construction of the Naval Air Station in Pasco. Some of the houses were constructed in the style of WWII Era cottages, Minimal Traditional style homes that are one-story square or rectangular houses covered by a hipped roof with minimal eave overhang. Early examples of this style often have Art Deco or Streamlined Moderne elements such as glass block and rounded porch features. Other homes were constructed in variations of the Ranch style, with a long low profile and minimal exterior ornamentation. Homes were built in tracts in Sylvester's Second, Kurth's, Perry's, Umbarger's, Terrace Heights, Kurtzman's, Helm's and O'Keefe's Additions.



*This Pasco home features a hipped roof with minimal eave overhang, square floorplan and minimal ornamentation, all of which are characteristic of a WWII Era Cottage.*



After WWII, building materials were in short supply, however GI's and their new families created a large demand for housing. In response, homes like the WWII Era Cottage were built in large quantities. The cottages were typically small and floorplans, such as this one featured in the Universal Small Homes Catalog in 1941, were convenient for young families. The Federal Housing Administration offered a variety of incentive programs to finance the purchase of housing (image courtesy of the Washington Department of Archaeology and Historic Preservation).

This typical WWII Era Cottage at 702 West 8<sup>th</sup> also features stylistic elements such as the octagonal window near the front door and a rounded Art Moderne style porch overhang.







*With a long low profile, overhanging eaves and large windows, this home at 1707 Cartmell Street is a good example of the 1950s Ranch style.*

### **Ethnic Heritage**

The ethnic history of an area is sometimes overlooked, yet plays an important role in the development of any city. Little has been written about the contributions ethnic groups have been made to Pasco's history, and should be explored in future surveys and historic register nominations.



*Railroad companies recruited Chinese workers primarily because they worked for lower wages. Chinese men were often assigned to dangerous tasks such as blasting through rock and laying tracks on river bluffs. Of the 20,000 men that built the Northern Pacific line between Pasco and Tacoma, 15,000 were Chinese. This 1885 photo shows a group of Northern Pacific construction workers in front of a locomotive at the crossing on the Green River (photograph courtesy of Historylink).*





In 1942, the United Service Organizations (USO) formed in Pasco to serve soldiers stationed in the area, including those working at the Hanford Project and the Naval Air Station. In 1944, the Pasco USO began to be operated as a racially integrated USO Club, one of the very few effectively integrated clubs in the country (photograph courtesy of Historylink).



This commercial building at 123 North 4<sup>th</sup> has been adapted for a new use while still retaining historic Art Deco ornamentation on the second story. One of the storefronts houses a Hispanic dress shop, one of many in the downtown area. A new wave of Hispanic population began to move to Pasco in the 1980s, and Hispanic influence is evident in the remodeling of many of the older downtown buildings. As of 2000, Pasco's Hispanic population had reached 56 percent, making it one of the few majority Latino cities in the state.

## Architecture of the Recent Past

Looking ahead, interest in Mid-Twentieth Century design is growing, as properties on or near the 50-year age threshold begin to qualify for listing as historic resources. Buildings from the 1950s and 1960s that exemplify the mid-century may include ranch-style residential areas, curtain-wall commercial buildings, drive-in restaurants, and motels such as the Desert Aire and Starlight in Pasco.

*Built c. 1967, the Old National Bank of Washington at 10<sup>th</sup> and Clark, designed by architects Pence and Stanley and James & Hicks, is a good example of the New Formalism style and was featured in the state architectural study, "Nifty from the Last Fifty."*

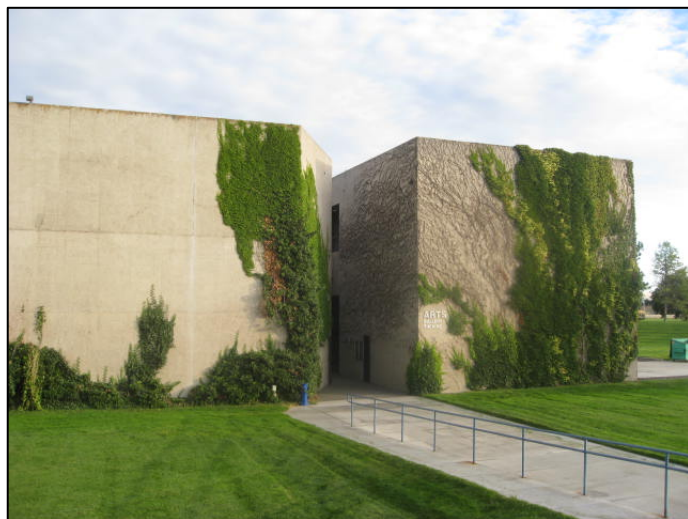


*The building at 1503 North 4<sup>th</sup>, featuring a unique projecting triangle roof that soars skyward, was constructed in the 1960s or 1970s in a distinctly modern style.*



*Commercial and residential properties associated with the development of Hanford, such as the Atomic Laundry at 1212 North 4th, should also be surveyed.*

*Although only 36 years old, the Arts, Music and Drama Complex at Columbia Basin College is worth mentioning because it was designed in 1977 by Spokane architect Kenneth Brooks, and received a National AIA award, one of only two buildings in the state to receive this prestigious award.*



## Sources:

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Faulkner, Susan Davis. *Early Pasco* (Charleston, South Carolina: Arcadia Publishing, 2009).

*HistoryLink.org Online Encyclopedia of Washington State History*, "Franklin County—Thumbnail History" (by Elizabeth Gibson), <http://www.historylink.org/> (accessed June 30, 2013).

*HistoryLink.org Online Encyclopedia of Washington State History*, "Pasco ~ Thumbnail History" (by Jim Kershner). <http://www.historylink.org/> (accessed June 30, 2013).

Oberst, Walter A. *Railroads, Reclamation And the River: A History of Pasco* (Pasco, WA: Franklin County Historical Society, 1978).

Your Guide to Sacajawea State Park (Washington State Parks). Brochure.

*Note: many additional resources on the history of Pasco can be found in the collections of the Franklin County Historical Society and Museum and the Washington State Railroad Historical Society and Museum.*

## Appendix B - Public Outreach

### Overview

An important part of the planning process is outreach to stakeholders, asking for their input to shape the Plan, and their understanding, buy-in and support for the final document. Stakeholders were asked to generate perspectives and ideas for the plan, including issues, opportunities for the preservation of historic resources. Stakeholders were consulted through public meetings, a survey, and individual interviews.

### Outreach Method #1: Historic Preservation Commission Questionnaire

The members of the Pasco Historic Preservation Commission (“HPC”) are appointed by the Mayor with Council approval, and represent areas of interest and expertise in historic preservation. Feedback was sought from the HPC about issues and opportunities that may be addressed in the Historic Preservation Plan. HPC members were given a presentation on historic preservation planning, and then completed a survey at an HPC meeting.

### Feedback from the Historic Preservation Commission Questionnaire

On May 8, 2013, Pasco HPC staff Jeff Adams conducted a workshop using the Preservation Plan questionnaire as a guideline to obtain feedback from the Commission. The feedback from the workshop is summarized in the following comments. Commissioners discussed current historic preservation conditions in Pasco and options for the Historic Preservation Plan:

- a) The Pasco Historic Preservation Commission is the group initiating collaboration with the 1) Port of Pasco, 2) Franklin County Historical Society and Museum, and 3) Washington State Railroads Historical Society and Museum. This effort is still in its infancy.
- b) The City of Pasco has no “save the historic commercial building” regulations.
- c) Incentives should be promoted; strict regulations might do more to alienate property owners from historic preservation in this social environment.
- d) Commissioners were not entirely convinced that Pasco has complete and intact historic neighborhoods. If there are, Commissioners favor incentives over strict regulations.
- e) Schools in Pasco, including Columbia Basin College, *could* offer historic preservation in curriculum as elective coursework.



- f) Listing on the Pasco Register of Historic Places (PRHP) should require owners' consent, unless the register was recognition only and not regulatory (resembling "yard of the month" recognition).
- g) Pasco should consider becoming a Certified Local Government.
- h) While articles and social media would be excellent promotional media, tours, events and workshops may be overkill, given the current lack of prepared historic sites/destinations.
- i) Historic window replacement might be made affordable with a PUD weatherization grant combined with a historic preservation grant.
- j) Pasco needs to broaden its inventory of historic buildings/sites.
- k) There is both fairly positive and very negative talk about historic preservation in Pasco.

## **Outreach Method #2: Community Open House**

A community open house was conducted on June 26, 2013 to provide an opportunity to engage the community in a conversation about current issues and opportunities that may be addressed in the Historic Preservation Plan. City staff provided extensive notification of the meeting through press releases, announcements and web updates, and about ten people attended. At the meeting, participants were given a brief overview of historic preservation and then were given the opportunity to provide feedback by selecting their top priority answers to three questions. Participants also could submit general feedback.

### **Feedback from the Community Open House**

#### **What's working best in historic preservation in Pasco (and what are its strengths?)?**

- Rich history. -12 votes
- There are good partnerships between organizations. - 6 votes
- There's an awareness of the importance of historic buildings. - 0 votes
- We have good protection and preservation of historic buildings. - 0 votes
- There are adequate education, promotion and outreach efforts. - 0 votes
- There are enough incentives for commercial buildings. - 0 votes

**What are the most pressing needs for historic preservation (and what challenges will it face in the future)?**

- Need a Pasco register of historic places to locally recognize historic buildings. – 5 votes
- Need more education, promotion and outreach efforts. – 5 votes
- Need to do more research to identify more historic buildings or districts. – 4 votes
- Need more development opportunities and incentives for commercial buildings. – 4 votes
- Need more incentives for protection and preservation of historic houses. - 0 votes

**What are the highest priority partnership opportunities that historic preservation should cultivate in Pasco?**

- Partnerships with heritage organizations and museums. – 7 votes
- Partnerships with government entities. -3 votes
- Partnerships with heritage tourism. – 3 votes
- Partnerships with schools. – 1 vote
- Partnerships with downtown development. - 0 votes
- Partnerships with developers and architects. - 0 votes
- Partnerships with developers and architects. - 0 votes

**Other thoughts:**

“How do we get the public to participate?”

“Need to expand partnerships and consolidate project funding.”

“Educate public—outreach.”

“Government—City and County take the lead—work together.”

“Build other partnerships.”

“Promote local history in our school system by incorporating the basic background of each of our three cities into the school curriculum. Past that, offer a for credit course at a high school and/or junior college level.”

“Very tough issue.”

“Incentives may be effective, but should we have to PAY people to get interested?”

“Partnerships could be effective but how involved should government be?”

“More education of citizens—shame them into being more involved.”

“At Pasco events, Cinco de Mayo/July 4 etc. there needs to be a community contact station for attendees, may view historic project ongoing and needs, i.e. specific, and how volunteers may join/participate. Have to show program and need and opportunity to participate.”

“Participation will involve instilling an interest (to the public) for a concept that communicates:

- 1) Long standing, maybe even revenue-raising, ideas that touch the heart of the community majority
- 2) Evolve ideas around past and present—with due respect for both
- 3) Do not involve imposing taxes.”

### **Outreach Method #3: Stakeholder Interviews**

One of the strategies for gathering public input for the Pasco Preservation Plan was to conduct in-depth individual interviews to provide insights for the historic preservation plan and also to engage community leaders. The consultant and city staff selected a list of key stakeholders for the interviews. Stakeholders were given a brief overview of the project, and then were given the opportunity to select their top priority answers to three questions. Participants were also encouraged to submit their own feedback; a summary of their comments is included in this document.

#### **Feedback from Stakeholder Interviews**

During the interview process, some participants elected to provide comments instead of specific answers to the survey questions, so the responses are not equally matched with the number of participants.



**What's working best in historic preservation in Pasco, and what are its strengths?**

- Rich history. -3 votes
- There are good partnerships between organizations. - 2 votes
- We have good protection and preservation of historic buildings. - 2 votes
- There are adequate education, promotion and outreach efforts. 1 vote
- There's an awareness of the importance of historic buildings. - 1 vote
- There are enough incentives for commercial buildings. -0 votes

**What are the most pressing needs for historic preservation, and what challenges will it face in the future?**

- Need more education, promotion and outreach efforts. - 6 votes
- Need a Pasco register of historic places to locally recognize historic buildings. - 2 votes
- Need to do more research to identify more historic buildings or districts. - 2 votes
- Need more development opportunities and incentives for commercial buildings. - 0 votes
- Need more incentives for protection and preservation of historic houses. - 0 votes

**What are the highest priority partnership opportunities that historic preservation should cultivate in Pasco?**

- Partnerships with government entities. -4 votes
- Partnerships with heritage tourism. - 3 votes
- Partnerships with downtown development. -3 votes
- Partnerships with heritage organizations and museums. - 2 votes
- Partnerships with schools. - 0 votes
- Partnerships with developers and architects. - 0 votes

**Stakeholder Individual Comments**

In addition to answering the three survey questions, stakeholders were encouraged to comment on historic preservation issues. Their comments are categorized into eight common themes, and are summarized here.

## Preserving Historic Buildings

*One of the positive accomplishments is that many historic buildings in downtown are being used for the public good. Examples are city hall, Carnegie Library, Courthouse, Our Lady of Lourdes and Moore Mansion; they are being also well maintained.*

*There aren't any historic preservation things that are working. The only items that come to mind are some private investments in buildings and structures, like the Moore Mansion, even though its limited access its still been saved from ruin. And the Franklin County Museum, which is now expanding; has used the library for research—but lots of people don't know about it. People from Richland don't know about it even though it's a county museum and don't now they could do research there.*

*Homes are more challenging and the concept of an historic district is challenging because of lack of proximity to one another; the buildings are far apart and that would be the challenging thing.*

*There is more awareness now than there has been in years past. There was a period in time, maybe in the 50s and 60s, when the predominant thought was to build a new building rather than retaining or restoring.*

*There's good stewardship and there's good partnerships between the historic buildings.*

*Not aware of anything that's happening in historic preservation in Pasco but has been to the museum.*

*Requiring owner consent is a good approach to historic preservation.*

## Education, Outreach and Communication

*Education and outreach on the top of the list because you can do the research but if the public doesn't know about it or care about it its all for naught.*

*Not aware of a local preservation or movement; there needs to be basic outreach and education.*

*The local museum is the only contributor to history. Would love to see the museum do more education on history with the community; i.e. what the buildings used to be.*

*Reach out on Face book page. The city or a nonprofit could draw a lot of attention by using social media. The newspaper has a section for notices.*

*Communication isn't working, because of cultural and linguistic differences.*

*Latinos often don't feel like they're part of the decision making process or part of the visioning process.*

## **Downtown**

*The downtown area is compact, walkable, and has good historic assets.*

*Downtown's in a good place right now; business owners are ready to do something right now.*

*A walking tour brochure would give community members a reason to come here.*

*Absentee property owners downtown are an issue.*

*Downtown Pasco area has a unique Hispanic feel. There is great potential there; wonderful potential. More outdoor restaurants would be great to have. Would continue to encourage the storefronts to take on the Hispanic feel.*

*Downtown is a safe area. Pasco does a good job, but sometimes, local people don't think so.*

*It works best when you do a whole area of several blocks. Need to build on historic past and meld it together with the present. A possible theme could be a general theme from the West.*

*Could any downtown buildings be business incubators? Kennewick and Richland have broader based business/tech incubator spaces, but Pasco isn't part of that conversation.*

*One major challenge is in promoting the downtown area and really showcasing the businesses; need to be able to promote it; continue with the improvements, but also with marketing it. Specifically with Hispanic owned business; bakeries or retail shops or getting the word out there. Sports families would stop downtown if it were better promoted.*

*In the downtown area there are certainly a lot of alterations there; evidence of a new group of citizens to the region; could those be an important historic context to how downtown has transitioned or changed? One of the difficulties is how do you place significance in the buildings that predate the new wave of the first settlement; those might not meet historic integrity thresholds.*

*Financial incentives?—the area is 98% ignorant about that. Business owners are so focused on day-to-day operations.*

*Need to work on the perception and getting people into the downtown Pasco area. It has to start at home and spread out; get the citizens involved and supportive first.*

*Gang related perception is undue; Pasco has done a good job cleaning up.*

*Visually, downtown needs to be more eye appealing with flowers and banners and more paint; even more colorful than it is now; could start at a central core by the farmer's market.*

*Financial incentives aren't an issue, we need more business first.*

*For downtown Pasco, it's not East Pasco anymore, and the stores and activities are very diversified but it needs to be promoted in a way that appeals to more people, so they will stop at the amazing bakery, get a great cup of coffee, and check out the latest in clothing; but now nobody does that because they think it is Little Mexico—even if it means promoting it as Little Mexico that's not a bad thing; because areas of other towns that are developed for that reason; like a Chinatown; instead of trying to make it into something that it isn't, embrace what it is and help the people who've put their life and soul into that business.*

*Need to improve storefronts and have banners on the streets and signage in two languages and make it a place where people want to go.*

*Among business owners downtown there's no awareness of historic buildings; partly because many business owners are tenants and not property owners.*

*Oftentimes it's that one key project that and it's usually a private project that can be the catalyst for additional work being done. If there is just one property that can be identified as a local project to get people excited its not just preservationists clamoring to others; here's a real example of where its really happening. If there could be one property with a private developer that could get it started, you can start to show that private interest and the developer can show that they made money on it and that can drive policy at the local level as well.*

*Attitude seems to be changing; whether the motivation is tax incentives or tourism or even a partnering with the chamber (if economics are driving some of this stuff) then it gets the added boost of being an economic side but not the heritage side.*

*The Farmers Market is thriving but people drive thru the rest of Pasco to get there.*

## **Ethnic History**

*As far as Hispanic history in Pasco, I've never heard anyone talk about it.*

*There's little history in general written on Latino history, let alone downtown. The museum does have some displays on Latino history.*

*Many of the owners of downtown aren't aware of or interested in history; the great majority of downtown Pasco is Hispanic; more young people are interested in history.*

*Downtown Pasco used to be the gem of the tri cities before Columbia Center mall.*

*Historically, the Black community lived in East Pasco; now many from second and third generations are still here; we need to acknowledge that as well as Latino history. If the physical structures don't exist, the contributions from that community should be still conveyed in a connection to downtown.*

## **Rail Museum and other museum development**

*Railroad and airport tower. Glad to hear that that they're being addressed.*

*For all these good things that people want to be done, they look to the public agencies. Unfortunately, the people with good ideas don't bring money to the table. Museums think it's a great project but the first thing they ask for is money and it isn't always about cash, so it would be good if they have somebody on board who has contacts with grant writing or technical assistance.*

*There's no money resulting from discussions about the rail museum, but there's a will to make something happen. All the cars are on Port property until they can find something else and they are in the way.*

*A museum type of attraction should be synergistic with downtown and not stand off on its own.*

*We can't do all three: the rail museum, the County historical society expansion, and the new issue with the tower at the airport. There's only so much money. Wish that these three would get together and decide on one and not try to have three separate stand alone museums. Can we put these all in one spot; then we could make it happen. All we're doing currently is making is the pie smaller. Also the Handford Reach museum is competing for funding. Piece-mealing it isn't going to work. Do it once instead of fail three times.*

*The museums need to recognize that the more organized somebody is the better they are; we need a coordinated plan and to show how their role fits into it; they are talking to people who aren't in the museum business and so the clearer their objectives are the more excited other people will be to participate.*

*The railroad museum leadership doesn't seem to be very forthcoming about what's going on. Maybe if we all get together we could help.*

*Regarding historic preservation, collectively the community needs to find a creative solution because the Port doesn't have the capacity to do things outside the box.*

## **Heritage Tourism/Marketing Pasco's history to residents and tourists**

*It is very important to promote history and cultural tourism. The more Pasco can do to address heritage tourism, the better; it helps us have a sense of place and nationally, heritage tourism is an emerging field for visitors.*

*Rivershores are one of Pasco's strengths; Pasco has some beautiful historical trails that follow from the Sacajawea Park all the way downtown.*

*Develop the history first, then, develop a downtown walk that would go into a visitor's guide. Possibly fund the printing of a brochure with lodging tax money, with a brochure or walk that shows where the bakeries and little shops and farmer's market is located; this could get very wide distribution to hotels, visitor's centers, etc.*

*People have talked about a downtown walking tour brochure and about using QR codes to link to smart phones. The issue has been who's going to do it; volunteers can't do it. We could even just have plaques, like in downtown Ritzville, about who owned it and what it was used for. Vandalism is a concern with plaques so that would have to be dealt with.*

*We need "wayfinding" to historic areas of downtown Pasco when people are coming in from various Interstate exits.*

*The reason there hasn't been more promotion is we haven't defined, "what is there to promote?"*

## **Partnerships**

*There are many organizations that do their own thing. Need a group to come together to really brand Pasco and help them create that awareness.*

*Pasco is already partnering, but could partner even more with Convention and Visitor's Bureau; if they have an event or there's a new business need to let them know.*

*Pasco downtown development organization could take a more proactive role when great things are happening and contact others and let them help out.*

*Is downtown working with other downtown associations; they may hear of grant opportunities that might come up.*

*Pasco should try to get involved and get to know Walla Walla, which has done some much with their downtown.*

*Rotary groups could help out with events or art placement somewhere, i.e. downtown and they have small amounts of grant money.*

*Partnerships with government entities are always a good strategy because there so many government organizations in the Tri-Cities area, and education partners like WSU tri-cities should be included because they have students and/or faculty that should be involved.*

*There are a lot of partnerships already, but more are needed between downtown and the museum, or anyone that has a strong sense of preservation.*

*How closely are they looking at Hanford? Being able to partner and get as much as recognition as possible at least they're not starting from zero; if the connection is really there; even if Pasco has its own history that's connected to Hanford, they can still make that connection. Might be low hanging fruit for them to make the heritage tourism connection.*

*Wouldn't have jumped on the bandwagon if this was just a government project; this needs everybody's participation.*

## **Leadership**

*There's never enough money and lots of demands. If you start with this being a stressed county with lots of demands, you'll see that the City provides basic services extremely well.*

*It is great that the city is already on board with historic preservation with staffing and an ordinance.*



*Some of the city leadership that doesn't reflect the current diversity is still hanging on, and we need to connect with current realities with current representation.*

*Excited that this project is moving forward; there's a need for historic preservation to be a part of the economic development of downtown or beyond.*

*People are ready for change. It is a good time for the city to be investing in this historic preservation plan.*

## Historic Preservation Plan, Individual Interviews

Department of History  
Washington State University Tri-Cities  
2710 Crimson Way  
Richland, WA 99354  
(509) 372-7249  
[rbauman@tricity.wsu.edu](mailto:rbauman@tricity.wsu.edu)

Department of Archaeology and Historic Preservation  
Department of Archaeology & Historic Preservation  
1063 S. Capitol Way, Suite 210  
Olympia, Washington 98504-8343

Downtown Pasco Development Authority  
P.O. Box 688,  
Pasco, WA 99301  
(509) 546-1304 office/cell

Franklin County Historical Society  
305 North 4th Avenue  
Pasco, Washington 99301

Pasco Chamber of Commerce  
1925 N 20th Ave  
Pasco, Washington 99301  
(509) 547-9755

Port of Pasco  
1110 Osprey Pointe Blvd  
Pasco, WA 99301  
(509) 547-3378

Sacajawea State Park & Museum  
2503 Sacajawea Park Rd  
Pasco, WA 99301  
(509) 545-2361

Save the Old NAS Pasco Tower  
4102 N. Stearman Ave  
Tri-Cities Airport, Pasco WA 99301  
(509) 547-6271

Tri-Cities Hispanic Chamber of Commerce Staff  
1600 N 20th Ave. Suite D  
Pasco, WA 99301  
Mailing address: P.O. Box 3938  
Pasco, WA 99302  
(509) 542-0933 Fax: (509) 542-0933 E-mail: tchcoc@hotmail.com

Tri-Cities Hispanic Chamber of Commerce Board  
1600 N 20th Ave. Suite D  
Pasco, WA 99301  
Mailing address: P.O. Box 3938  
Pasco, WA 99302  
(509) 542-0933 Fax: (509) 542-0933 E-mail: tchcoc@hotmail.com

Tri Cities Visitors and Convention Bureau  
7130 W Grandridge Blvd  
Kennewick, WA 99336  
(509) 735-8486

Washington State Main Street Program  
1204 Minor Ave  
Seattle, WA 98101  
(206) 624-9449

Washington State Railroads Historical Society Museum  
122 N Tacoma St  
Pasco, WA 99301  
(509) 543-4159

Washington Trust for Historic Preservation  
1204 Minor Ave  
Seattle, WA 98101  
(206) 624-9449

## Appendix C - Acronyms

<b>ACHP</b>	Advisory Council on Historic Preservation
<b>APA</b>	American Planning Association
<b>ARPA</b>	Archaeological Resources Protection Act
<b>AWA</b>	Association for Washington Archaeology
<b>CLG</b>	Certified Local Government
<b>COA</b>	Certificate of Appropriateness for Design Review
<b>COM</b>	Washington State Department of Commerce
<b>DAHPP</b>	Washington State Department Archaeology & Historic Preservation
<b>GIS</b>	Geographic Information System
<b>GMA</b>	Washington State Growth Management Act
<b>GMS</b>	Washington State Growth Management Services
<b>HPO</b>	Historic Preservation Officer
<b>IBC</b>	International Building Code
<b>IEBC</b>	International Existing Building Code
<b>ITC</b>	Federal Rehabilitation Investment Tax Credit
<b>LEED</b>	Leadership in Energy and Environmental Design
<b>NHL</b>	National Historic Landmark
<b>NHPA</b>	National Historic Preservation Act
<b>NRHP</b>	National Register of Historic Places
<b>PAW</b>	Planning Association of Washington
<b>Section 106</b>	Section 106 of the National Historic Preservation Act
<b>Section 4(f)</b>	Section 4(f) provision in the Dept. of Transportation Act
<b>SV</b>	Washington State Special Valuation Property Tax Incentive
<b>TCP</b>	Traditional Cultural Place/Property
<b>THPO</b>	Tribal Historic Preservation Officer
<b>WHR</b>	Washington Heritage Register
<b>WMA</b>	Washington Museum Association
<b>WSHS</b>	Washington State Historical Society
<b>WTHP</b>	Washington Trust for Historic Preservation

## Appendix D – Examples of Museum Consortiums

### Museum Consortium Example 1: The Casper Museum Consortium

Casper, Wyoming (population 55,988)



Web site: <http://caspermuseums.org/index.html>

Description: The Casper Museum Consortium is a non-profit corporation made up of ten museums and museum-like sites in Casper:

- Audubon Center at Garden Creek
- Casper Planetarium
- Fort Caspar Museum
- Historic Bishop Home
- National Historic Trails Interpretive Center
- Nicolaysen Art Museum & Discovery Center
- Tate Geological Museum
- The Science Zone
- Werner Wildlife Museum
- Wyoming Veterans Memorial Museum

The Consortium came together in 1998 as a joint venture between the City of Casper and the Natrona County School District with the common goal of marketing facilities in Casper to both in and out of town visitors, and has grown into a relevant and useful organization for the community. The Governing Board consists of Directors from each of the museums, plus four Community Advisors. The Marketing Coordinator is the only part-time employee of the Consortium.

**Mission:** “Working together to promote cultural experiences in Wyoming.”

**Vision:** “Individually and collectively championing exemplary learning and entertainment opportunities in the community through collaborating, capacity building, promoting variety, enriching programming, and marketing.”

**Casper Museum Consortium Programming Examples:**

Major projects for the Consortium include the annual “Passport to Adventure Hunt,” where people are invited to visit museums in the area, answer a question and get their Passport booklet stamped at each museum. Completed passports are eligible to win one of eight prize packages.

The Consortium produces a quarterly newsletter for students, “Museum Magic,” appears on weekly appearances on the Brian Scott Morning Show on KTWB Radio, and offers museum tours. Twice per year they also host guided VIP tours on "Date Night," where attendees visit four museums during the evening, with catered food, fun cocktails, and transportation provided.

The museums also work year round to create educational programs for children. Education Curators and their staff develop classes, exhibits, and special activities for children visiting their museum.

Contact:

Rachel Hedges

Casper Museum Consortium Marketing Coordinator

4001 Ft. Caspar Rd

Casper, WY 82604

(307) 265-4448

**Museum Consortium Example 2: Great Falls Museums Consortium**

**Location: Great Falls, Montana (population 58,950)**

## The Great Falls Museums Consortium



Web Site: <http://www.greatfallsmuseumsconsortium.org>

### Description:

The Great Falls Museums Consortium is a web site that lists all of the city's museums and interpretive centers. It is not a staffed organization, but simply a joint marketing tool for all of the area's museums. The web site states "Great Falls, Montana offers a wide variety of museums & interpretive centers to ignite your interests, whatever they may be."

### Members:

The Children's Museum of Montana

C.M. Russell Museum

First Peoples Buffalo Jump State Park

Gallerie Trinitas Art Gallery

The History Museum

Lewis and Clark National Historic Trail Interpretive Center

Malmstrom Air Force Base Museum

Montana Museum of Railroad History

Pairs Gibson Square Museum of Art

Ursuline Retreat, Conference Centre & Museum

Contact information: [info@greatfallsmuseumsconsortium.org](mailto:info@greatfallsmuseumsconsortium.org)

## Appendix E - Bibliography of Sources for Historic Information

### Eastern Washington Regional Archives

The Eastern Regional Branch provides archival and records management services to local government agencies throughout Adams, Asotin, Columbia, Ferry, Garfield, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, and Whitman counties

Web Site:

[http://www.sos.wa.gov/archives/archives\\_eastern.aspx](http://www.sos.wa.gov/archives/archives_eastern.aspx)

Mailing Address:

Eastern Washington Regional Archives, 960 Washington Street, Cheney, Washington 99004

Phone:

(509) 235-7508

Email:

[EABranchArchives@sos.wa.gov](mailto:EABranchArchives@sos.wa.gov)

### **Preservation Green Lab – National Trust for Historic Preservation**

Launched in March of 2009, the Seattle-based Preservation Green Lab advances research that explores the value that older buildings bring to their communities, and pioneers policy solutions that make it easier to reuse and green older and historic buildings.

Web Site:

[www.PreservationNation.org/GreenLab](http://www.PreservationNation.org/GreenLab)

Mailing Address:

1429 12th Avenue, Suite D, Seattle, WA 98122

Phone:

(206) 324-0397

Email:

Ric Cochrane, Associate Director, [RCochrane@savingplaces.org](mailto:RCochrane@savingplaces.org)

Twitter:

[twitter.com/PresGreenLab](https://twitter.com/PresGreenLab)

### **History Link**

The free online encyclopedia of Washington State history.

Web Site:

[www.historylink.org](http://www.historylink.org)

Mailing Address:

1411 4th Avenue, Suite 803 Seattle, WA 98101

Phone:

(206) 447-8140

Email:

[Admin@historylink.org](mailto:Admin@historylink.org)



**Municipal Services Research Corporation**

The Municipal Research and Services Center (MRSC) is a private, non-profit organization based in Seattle, Washington. Our mission is supporting effective local government in Washington through trusted consultation, research, training, and collaboration.

Web Site:

[www.mrsc.org](http://www.mrsc.org)

Mailing Address:

2601 4th Avenue, Suite 800 Seattle, WA 98121-1280

Phone:

(206) 625-1300 or (800) 933-6772

Email:

Tracy Burrows, Executive Director, [tburrows@mrsc.org](mailto:tburrows@mrsc.org)

**National Alliance of Preservation Commissions**

NAPC was formed to provide a forum for commissions to discuss mutual problems and to serve as a national voice representing the particular needs of commissions.

Web Site:

<http://napc.uga.edu>

Mailing Address:

National Alliance of Preservation Commissions, PO Box 1605, Athens, GA 30603

Phone:

(706) 369-5881, Fax: (706) 369-5864

Email:

Paul Trudeau, Program Director [ptrudeau@uga.edu](mailto:ptrudeau@uga.edu)

**National Park Service, Certified Local Government Program**

The Certified Local Government (CLG) Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a CLG.

Web Site:

<http://www.cr.nps.gov/hps/clg/index.htm>

Mailing Address:

1201 Eye St. NW, Washington, DC 20005

Phone:

(202) 354-2020, Fax: 202-371-1794

Email:

Megan Brown, National CLG Coordinator, [megan\\_brown@nps.gov](mailto:megan_brown@nps.gov)

**National Register of Historic Places**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Web Site:

<http://www.nps.gov/history/nr>

Mailing Address:

1849 C Street, NW (2280), Washington , DC 20240

Phone:

(202) 354-2211, Fax: (202) 371-6447

Email:

Jeff Joecke at [jeff\\_joeckel@nps.gov](mailto:jeff_joeckel@nps.gov)

**National Trust for Historic Preservation**

A privately funded, membership-based, nonprofit organization working to save America's historic places.

Web Site:

<http://www.preservationnation.org>

Mailing Address:

1785 Massachusetts Ave. NW Washington, DC 20036-2117

Phone:

(202) 588-6000 or (800) 944-6847

Email:

[info@savingplaces.org](mailto:info@savingplaces.org)

**Northwest Museum of Arts and Culture**

Founded in 1916 as a Washington not-for-profit corporation, The MAC's purpose is to inspire and foster understanding of the history, cultures, communities, commerce and art of the Inland Northwest.

Web Site:

<http://northwestmuseum.org>

Mailing Address:

2316 West First Avenue Spokane, WA 99201

Phone:

(509) 456-3931

Email:

Rebecca Bishop, Communications Director, [rebecca.bishop@northwestmuseum.org](mailto:rebecca.bishop@northwestmuseum.org)

**Preservation Action**

Preservation Action is a 501c4 nonprofit organization created to serve as the national grassroots lobby for historic preservation. We seek to make historic preservation a national priority by advocating to all branches of the Federal Government.

Web Site:

[www.preservationaction.org](http://www.preservationaction.org)

Mailing Address:

1307 New Hampshire Ave., NW, Washington, DC 20036

Phone:

(202) 463-0970

Email:

mail@preservationaction.org

**University of Washington Manuscripts and Special Collections**

Special Collections is the University of Washington Libraries' major resource for rare and archival materials covering a broad range of topics, formats, and time periods.

Web Site:

<http://www.lib.washington.edu/specialcollections/>

Mailing Address:

P.O. Box 3529000, Seattle, WA 98195-2900

Phone:

(206) 543-2042

Email:

Submit email through <http://www.lib.washington.edu/about/contact.html>

**Washington State Department of Archaeology and Historic Preservation**

The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. DAHP's Certified Local Government program is a nationwide program of financial and technical assistance was established by the National Historic Preservation Act.

Web Site:

[www.dahp.wa.gov](http://www.dahp.wa.gov)

Location:

Department of Archaeology & Historic Preservation

1063 S. Capitol Way Suite 106

Olympia, WA 98501

Mailing Address:

PO Box 48343, Olympia, WA 98504-8343

Phone:

Megan Duvall, CLG Coordinator, (360) 586-3074

Email:

Megan Duvall, CLG Coordinator, [Megan.Duvall@dahp.wa.gov](mailto:Megan.Duvall@dahp.wa.gov)

**Washington State Advisory Council on Historic Preservation**

The nine member board reviews nominations to the National Register of Historic Places and the Washington Heritage Register. The Council meets three to four times a year, in various locations throughout the state.

Web Site:

<http://www.dahp.wa.gov/washington-state-advisory-council-on-historic-preservation>

Mailing Address:

PO Box 48343, Olympia, WA 98504-8343

Phone:

Michael Houser, State Architectural Historian, (360) 586-3076

Email:

Michael Houser, State Architectural Historian, [Michael.Houser@dahp.wa.gov](mailto:Michael.Houser@dahp.wa.gov)

**Washington State History Museum**

Founded in 1891 and now into its second century of service, the Washington State Historical Society is dedicated to collecting, preserving, and vividly presenting Washington's rich and varied history. The Historical Society is comprised of a family of museums and research centers, offering a variety of services to researchers, historians, scholars, and the lifelong learners.

Web Site:

<http://www.washingtonhistory.org>

Mailing Address:

1911 Pacific Avenue, Tacoma, Washington 98402

Phone:

Business Line 253-272-3500 or Information Line 253-272-9747

Fax Line 253-272-9518

Email:

[receptionist@wshs.wa.gov](mailto:receptionist@wshs.wa.gov)

**Washington State Main Street Program**

Since 1984, the Washington State Main Street Program has been helping communities revitalize the economy, appearance, and image of their downtown commercial districts using the successful Main Street 4-Point Approach®. Main Street is a comprehensive, incremental approach to revitalization built around a community's unique heritage and attributes. Using local resources and initiative, the state program helps communities develop their own strategies to stimulate long term economic growth and pride in the heart of the community-downtown.

Web Site:

<http://www.dahp.wa.gov/programs/mainstreet-program>

Mailing Address:

1204 Minor Avenue, Seattle, WA 98101

Phone:

206-624-9449, Fax: 206-624-2410

Email: Sarah Hansen, Director, [shansen@preservewa.org](mailto:shansen@preservewa.org)

**Washington Trust for Historic Preservation**

Established in 1976, the Washington Trust for Historic Preservation is a tax exempt 501(c)3 non profit, and Washington's only statewide historic preservation organization. The preserves Washington's historic places through advocacy, education, collaboration, and stewardship.

Web Site:

[www.preservewa.org](http://www.preservewa.org)

Mailing Address:

1204 Minor Avenue, Seattle, WA 98101

Phone:

206.624.9449, Fax: 206.624.2410

Email:

[info@preservewa.org](mailto:info@preservewa.org)

