



1. **CALL TO ORDER:**

- a. Roll Call

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

- a. Approval of Minutes
- b. Approval of Agenda

3. **VISITORS NOT ON AGENDA:**

- a.

4. **OLD BUSINESS:**

- a. Certificate of Appropriateness – 3 W 3rd Ave

5. **NEW BUSINESS:**

- a. C of A Discussion

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

7. **ADJOURNMENT:**

Kennewick Historic Preservation Commission: 7/19/2022 Minutes

Vice Chairman Scharold conducted the meeting.

Roll Call:

Present: Vice Chair Scharold, Commissioner Millbauer, Commissioner Harper, Commissioner Vandiver

Absent: Commissioner Clark; Chairwoman Reil and Commissioner Franklin have resigned.

Approval of Consent Agenda:

- a. Approval of Minutes dated 5/17/2022
- b. Approval of Agenda

Commissioner Harper moved to approve the Consent Agenda; Commissioner Millbauer seconded the motion. The motion passed unanimously.

Visitors Not on the Agenda: None

Old Business: None

New Business:

- a. Discuss the two survey proposals and make a decision to accept one.

Commissioners noted in their discussion that of the two proposals received, one was way over budget and Rincon Consultants was \$13,000 - this fits into the budget from Benton County's Grant.

Commissioner Harper moved to accept Rincon Consultant's survey proposal of \$13,000; Commissioner Millbauer seconded the motion. The motion passed unanimously.

It was asked if Rincon already has the survey property list; the Commissioners also need copies of Ms. Reil's spreadsheet survey list. A pdf of the list of 40 properties should be forwarded to Rincon as well.

Mr. Donovan said an invitation will be extended to Steven Treffer of Rincon to attend the August HPC meeting for a Survey Update/Kickoff presentation.

Reports, Comments or Discussion of Commissioners and Staff:

Senior Planner Matt Halitsky was introduced as the lead Planner for Historic Preservation Commission; Mr. Halitsky has extensive historic preservation commission experience.

Commissioner Millbauer asked about the possibility of virtual/remote/livestream HPC meetings similar to City Council meetings.

Commissioner Harper will be absent for the August HPC meeting.

Adjournment:

Meeting adjourned at 4:50 p.m.

Historical Preservation Commission Copy

September 12, 2022

From: Charles Polk
3 W 3rd Ave, Kennewick, WA 99336
Cell: 509-205-5587

To: City of Kennewick Planning and Permitting
Historical Preservation Commission

Re: Post fire property restoration, 3 W 3rd Ave. Kennewick, WA 99336

As you may know, on the night of Easter earlier this year, April 17, 2022 I was awakened by a smoke alarm in the upper landing in the Northwest corner of my 1909 historical home. I responded to the alarm right away and noted a darkened area above the landing light fixture. I called 911 immediately and they responded in less than 5 minutes. They extinguished the fire and though the fire was contained to the attic and upper landing, the damage from the fireman's axes, water damage impacted all of the second floor especially the landing, kitchen, stairwell and water damage to the first floor including plaster damage to the first floor bedroom closest to the Northwest corner and the outside soffit in the corner where the fire was located. Smoke damage affected the whole house.

I've been asked to share a narrative of the restoration work done and to be done. I have made every effort to see that the work is consistent with the historical period of the house. Find below an itemized accounting of the restoration completed and what is yet to be done.

Completed restoration work:

Initial clean up: Kustom Restoration also known as Zion Restoration came in quickly and tore out the upstairs carpet, removed debris from the fire which included an upstairs kitchen. This also necessitated removal of all cabinets. They removed the insulation in the attic and painted the exposed wood to treat smoke odor.

Electrical: The fire department inspection showed that the fire was caused by old knob and tubing wiring still in existence to the light fixture that failed. When the electrical inspector came, he said that the whole upstairs should have been brought up to code with the 1968 fire restoration. I did not know this because I was told at point of sale (1998) that the electrical was updated in 1994. The State Electrical Inspector ordered that a sub panel be put in the upstairs and the entire upstairs comply with current code. This necessitated that the lower four feet of all walls be cut and removed to allow them space to complete the work. That electrical work has recently been completed.

Restoration work yet to be done:

Outside: The only damage to the exterior of the house is peeling paint and possibly scorched wood damage to the Northwest corner soffit of the house. The roof suffered no damage.

Walls: No walls have been or will be moved. Since lath and plaster has long been replaced by wall board in standard construction, wall board will be used to cover the cut out areas done for the electrical updates. Then all affected walls will be textured and painted. The kitchen, downstairs foyer and stairwell will be wallpapered.

Ceiling: The ceiling in the upstairs landing, part of the hallway and the kitchen will be replaced with wallboard, texturing and paint. Then, insulation will be blown in the attic for the R-49 current code compliance.

Kitchen Cabinets / Counter tops: Kitchen cabinets will be plywood boxes with solid wood trim and doors of a Shaker design. They will be painted a light-medium green. We are increasing the size of the upper cabinets to 42" from 30" which is allowed by the 9' ceilings and there will be a roughly six inch trim above the cabinets which will match the trim around the whole room. Countertops will be a good quality Laminate.

Flooring: Since wall to wall carpeting was not used in 1909, we will not use any wall to wall carpeting. Instead, we have opted to upgrade to solid red oak wood hardwood flooring 3/4" deep by 2 1/4" wide. The exact type can be seen at Lowe's website where it is called Gunstock Frisco. The upstairs doors, wood trim and the 6" baseboards are stained dark but have a reddish tone. The Gunstock Frisco color will match nicely with this. The downstairs foyer, stairs to second floor and all upstairs rooms, closets and hallway will be covered in this hardwood. Underneath the upstairs carpet there was only a sub-floor. This was frequently the case in 1909 for the second floor. So this hardwood floor installation above the subfloor actually finishes the upstairs flooring. If affordable, I hope to put a runner up the stairs and down the hall which is also period appropriate.

Plumbing: Plumbing will be brought up to code in the kitchen, both upstairs bathrooms and for the vanities that we have in each upstairs bedroom.

Wall Paper: Two areas of wallpaper require replacing, the downstairs foyer and stairwell will have one type of paper and the kitchen will have a different style. For the downstairs foyer and stairwell we have chosen an old fashioned period appropriate wallpaper that echoes what we have seen in pictures of early Twentieth century homes. For the kitchen we are opting for an Anaglypta wallpaper with raised textured 4" squares styled with a filagree trimming. This is also period appropriate and we have this very paper in a 1905 home we own in Pasco. This kitchen wallpaper will be painted possibly a creamy white although the color has not yet been chosen since it is not near the time that part of the work is to be done.

I hope this narrative gives you the big picture of the restoration. I'm hopeful that the Historical Preservation Commission will agree that all updates mentioned have been made in keeping with the historical preservation of the home.

If any questions, please contact me at my contact information above.

Spstairs Kitchen



Derby Paintable Anaglypta Original White
Off-White Wallpaper Sample
by **Anaglypta**

Product Images





USD ▾

- HOME
- WALLPAPER
- TOOLS
- BORDERS
- MURALS
- DECALS
- COMMERCIAL
- PEEL & STICK
- CLOSE-OUTS
- BLOG



Mucha Light Blue Botanical Ogee 2970-26152

\$108.00

(No reviews)

*Lower Foyer
and stairwell*

[Write a Review](#)

Size: Product

PRODUCT

SAMPLE

Samples are \$6.00 each with free shipping.
\$6.00 per sample (8in. x 10in.)

56.40

Quantity: - 1 +

1 roll covers approx 56.40 sq. ft.

Rolls

: 1

Includes (sq. ft.)

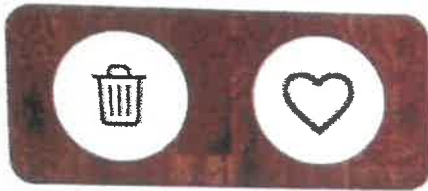
: 56.40 sq. ft.

Total Price

: \$108.00

Select Floor

Close



Bruce Frisco

Gunstock Oak 2-

1/4-in Wide x 3/4-in

Thick...

\$4.89 /Sq.Ft

[Calculate your Sq. Ft.](#)

Add To Cart

Select Floor

***Actual flooring may vary from on-screen representation**