



8/19/2025

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

4:30 PM

1. CALL TO ORDER

Roll Call/Pledge of Allegiance

- a. Roll Call

2. CONSENT AGENDA

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

- a. Approval of Agenda
- b. Approval of the Minutes Dated July 15, 2025

3. VISITORS NOT ON AGENDA

4. OLD BUSINESS

5. NEW BUSINESS

- a. a. 503 W. Albany Avenue Addition - Certificate of Appropriateness

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

7. ADJOURNMENT

Kennewick Historic Preservation Commission: 7/15/2025 Minutes

The meeting was called to order at 4:30 pm.

Roll Call:

Present: Chair Harper, Vice Chair Clark, Commissioner Simmons, Commissioner Nelson, Commissioner Robinson.

Absent: Commissioner Holt, Commissioner Smith – excused (moved by Vice Chair Clark, seconded by Commissioner Robinson, unanimous approval).

Ms. Didier declared a quorum achieved.

Staff Present: Matt Halitsky, Senior Planner; Melinda Didier, Administrative Assistant

Approval of Consent Agenda:

- a. Approval of Agenda
- b. Approval of 20 May 2025 Minutes

Commissioner Simmons moved to approve the Consent Agenda; Vice Chair Clark seconded the motion. The motion passed unanimously.

Visitors Not on the Agenda: None

Old Business:

- a. Status of 2025 CLG Grant – DHAP received notice they will receive the Federal grant funds; they have not received them to date, and will wait until funding is certain.
- b. 2026 CLG Grant Application Presentation – Friday, July 25, 2025 at 8:30 am Chair Harper will present our application online; anyone can view the presentation as well.
- c. Farmers Exchange Building – We have received informal notice from DAHP the building has been placed on the National Historic Register – there will be a press release later.

New Business:

- a. Mr. Halitsky reported there will be a downtown historic property owner on Albany Street with a large addition that will have a Certificate of Appropriateness to review.

Reports, Comments or Discussion of Commissioners and Staff:

- a. Vice Chair Clark asked about the old Fire Station 1 and plans for a new City Hall.
- b. Commissioner Simmons asked about increasing public awareness for addition to local Historic Register.
- c. Mr. Halitsky will send the Zoom link to the 7/25/2025 presentation to DAHP.

Adjournment: Meeting adjourned at 5:11 PM.



COMMUNITY PLANNING DEPARTMENT

**STAFF REPORT AND RECOMMENDATION TO
THE HISTORIC PRESERVATION COMMISSION**

FILE: 503 W ALBANY AVENUE

Staff Report Date: August 12, 2025

Meeting Date and Location: August 19, 2025, Kennewick City Hall

Report Prepared By: Steve Donovan, Planning Manager

Summary

Recommendation: The City of Kennewick Planning Staff RECOMMENDS that 503 W Albany Avenue be granted a Certificate of Appropriateness.

Summary of Proposal: To construct a 949 square foot addition to a residence.

Proposal Location: 503 W Albany Avenue

Property Owner: Prescott & Maureen Davis
503 W Albany Avenue
Kennewick, WA 99336

Applicant: Same as Above

Approval Criteria: KMC 18.57 – Historic Preservation

Exhibits:

1. Staff Report
2. Vicinity Map
3. Application Materials

Staff Analysis of Proposal & Discussion:

Per KMC 18.57.050 (1)(a), “ No person may change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the Register of Historic Places without review by the Commission and without receipt of a Certificate of Appropriateness, or in the case of demolition a waiver.”

The home was built in 1912 and listed in the Kennewick’s Register of Historic Places on April 22, 2008.

The applicants are proposing a 949 square foot living space addition to their existing residence. It is staff’s opinion that the addition matches the character of the building exterior, see Exhibit 3.

Findings:

1. The applicants and owners are Prescott and Maureen Davis, 503 W Albany Avenue, Kennewick, WA 99336.
2. The request for a Certificate of Appropriateness is for a 949 square foot addition to the residence at 503 W Albany Avenue.
3. The home was built in 1912.
4. The home was listed in the Kennewick Register of Historic Places on April 22, 2008.
5. The site has a Commercial Land Use Designation and is zoned Historic Mixed-Use (HMU).
6. The applicant applied for a Certificate of Appropriateness on August 4, 2025.
7. The proposed work will not adversely affect the exterior appearance of the residence.

Conclusions:

1. Building permit approval is required prior to the start of construction.
2. Approval will be consistent with the purpose of Kennewick's Historic Preservation as stated in KMC 18.57.010 by providing protection of historic resources within the City of Kennewick and safeguard the heritage of the City represented by buildings which reflect a significant element of the City's history.

Recommendation:

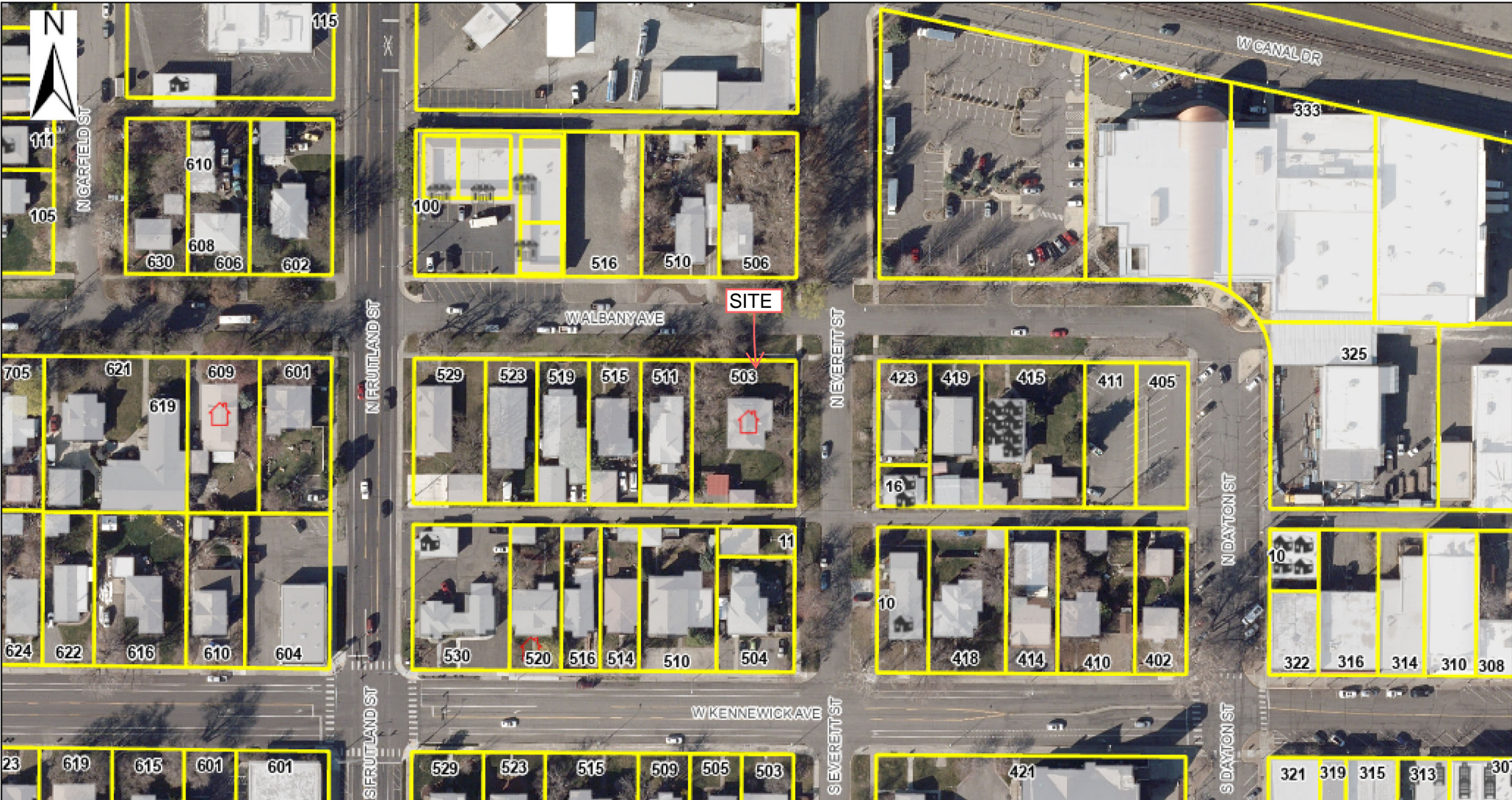
Staff has reviewed the application and recommends that the Historic Preservation Commission concur with the findings and conclusions contained in the staff report and issue a Certificate of Appropriateness for the addition at 503 W Albany Avenue.

Motion:

I move that the Historic Preservation Commission concur with the findings and conclusions in the staff report and issue a Certificate of Appropriateness for the addition at 503 W Albany Avenue.

Alternate Motion:

I move the Historic Preservation Commission amend the findings and conclusions in the staff report and deny the request to issue a Certificate of Appropriateness for the addition at 503 W Albany Avenue.



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StreetName	Condo	CityLimits	1 inch equals 197 feet 0 55 110 220 ft 0 65 130 260 ft
AddressPoint	Parcel		
AddressType	Parcel	Kennewick	
Apartment		HistoricBuilding Registry Yes	 8/7/2025
Building		StructureBuilding	

Proposal for Two-Story Addition to 1912 Craftsman Home

Submitted to the City of Kennewick Historic Preservation Commission

Date: August 19, 2025

Property Address: 503 W Albany Ave

Applicant: Prescott and Maureen Davis

Project Overview

I am proposing a two-story addition to my 1912 Craftsman home, located in the Kennewick Historic District, to enhance its functionality while preserving its architectural integrity. The addition will add 486 square feet to the first floor and 463 square feet to the second floor, increasing the total living space from 1,688 square feet to 2,637 square feet. The design has been carefully planned to align with the home's original Craftsman style, adhering to the Secretary of the Interior's Standards for Rehabilitation and the City of Kennewick's historic preservation guidelines.



Figure 1: Render of proposed

Purpose

I grew up in a historic home in Downtown Kennewick, and I love the character and history of these homes. As our family grows, we have also come to love the community here, and charm of this first home. In an interest to stay planted in the area for this stage of life, we would love to improve and add upon this home so we can continue to live here. With the addition, we hope to improve upon the existing features, while adding bedroom and hospitality space. It is our hope as well to not detract from what makes this home historically significant in doing so.

Design Details

Architectural Compatibility

- **Roof Structure:** The addition will maintain the home's signature hipped roof design with a consistent pitch to ensure visual continuity (see Plans, Sheet #6). The roofline will be raised slightly to accommodate the second story while preserving the proportional harmony of the Craftsman style (see Plans, Sheet #1). Due to the property's elevation (~5 feet above street level), and the setback of the addition from the main front of the home (~7 feet), this height adjustment will not be visible from the street (see Figure 1).
- **Materials:**
 - **Siding:** Era-appropriate cedar shingle siding will be used, matching the existing exterior to maintain historical authenticity.
 - **Roofing:** The addition will use Dynasty Roof shingles, previously approved by the Commission in 2022, ensuring consistency with the existing roof.
 - **Soffits:** The soffit style will replicate the existing design, preserving the home's characteristic eaves and detailing.
- **Stone Pillars:** The addition incorporates stone pillars consistent with those on the original structure, reinforcing the Craftsman aesthetic. If the Commission finds these elements draw undue attention to the addition, I am open to removing them to preserve primary attention to existing and historic structures.



Figure 2: Stone Pillars

Visual and Historical Integrity

The addition is designed to blend seamlessly with the original home, minimizing its visual impact from public viewpoints, particularly the street. The 5-foot elevation difference between the house foundation and street level ensures the raised roofline is not perceptible, preserving the home's historic silhouette. The consistent roof pitch, matching materials, and careful placement of the addition at the rear of the property

further reduce its visibility and maintain the home's historic character. The rendering in Figure 1 illustrates how the addition harmonizes with the existing structure.

Further, the addition is intentionally built in the corner opposite the main roads. Because of this, the existing historic structure will remain the primary point of attention (see Figure 3). Note that the addition is not visible to N Everett St., and setback nearly 8' from the front face of the home on W Albany Ave.

Compliance with Preservation Standards

I believe this proposal adheres to the Secretary of the Interior’s Standards for Rehabilitation, specifically:

- **Standard 2:** The historic character of the property will be retained and preserved. The addition uses materials and design elements that match the original Craftsman style.
- **Standard 9:** The addition is designed to be compatible with the massing, size, scale, and architectural features of the historic property while remaining distinguishable upon close inspection.
- **Standard 10:** The addition is reversible, ensuring that future generations can remove it without damaging the original structure.

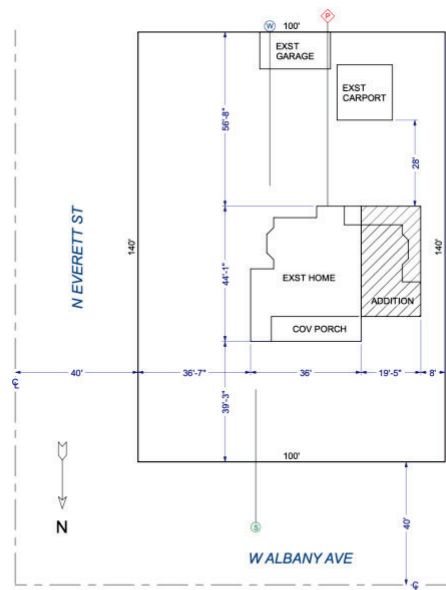
Request for Approval

I respectfully request the Commission’s approval for this addition, which balances modern living needs with the preservation of the home’s historic Craftsman character. I am committed to working with the Commission to address any concerns, including potential modifications to the stone pillars or other design elements. The current plans are included below, and I am available to present this proposal in person or provide additional documentation as needed.

Thank you for your consideration.

Sincerely,

Prescott Davis
 prescottdavis@gmail.com
 509.378.9966

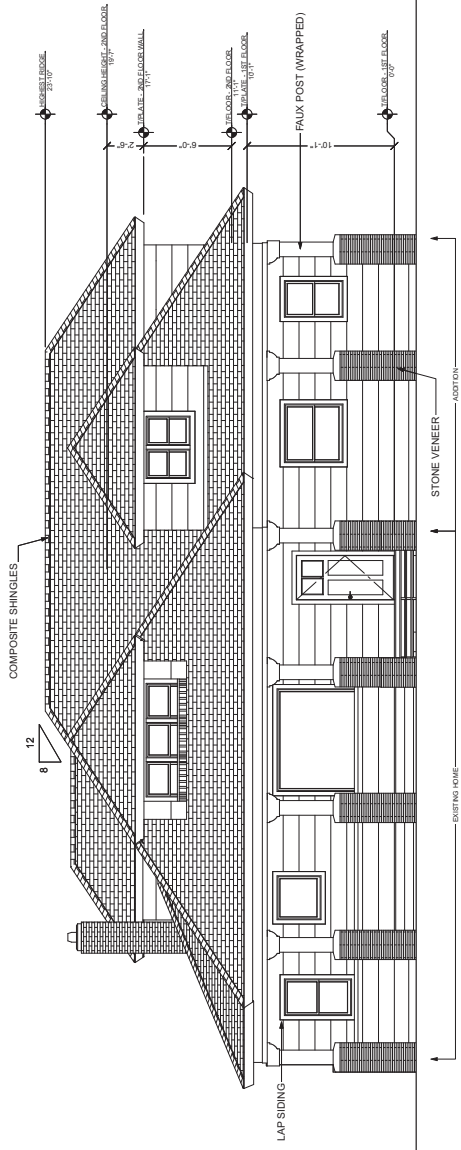


SCALE: 1 IN = 20 FT
 503 W ALBANY AVE
 KENNEWICK, WA 98336-3810
 AMON'S ADDITION TO KENNEWICK, BLOCK 4, LOTS 1 THRU 4;
 0.3273 ACRE
 PARCEL: 101891030004001

UTILITY LEGEND	
	POWER
	SEWER
	WATER

Figure 3: Site Plane

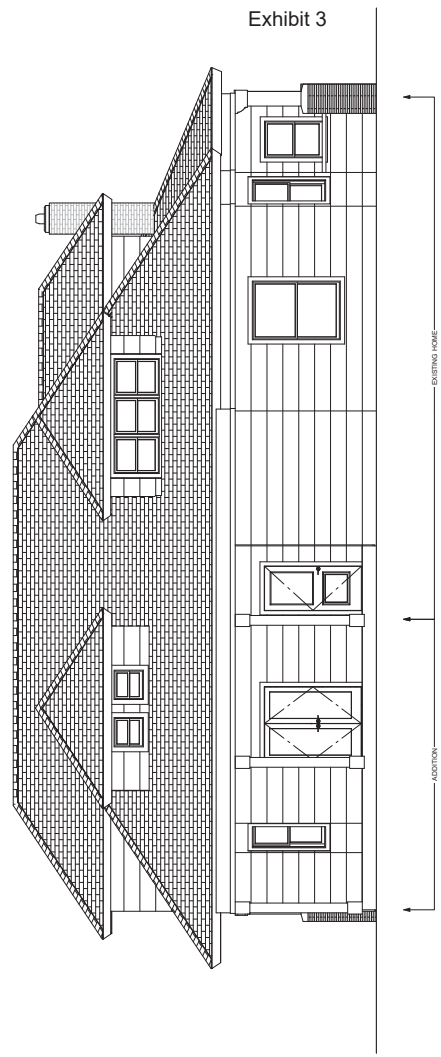
FRONT (NORTH)



AS BUILT
1/4 IN = 1 FT

PROPOSED
1/4 IN = 1 FT

BACK (SOUTH)

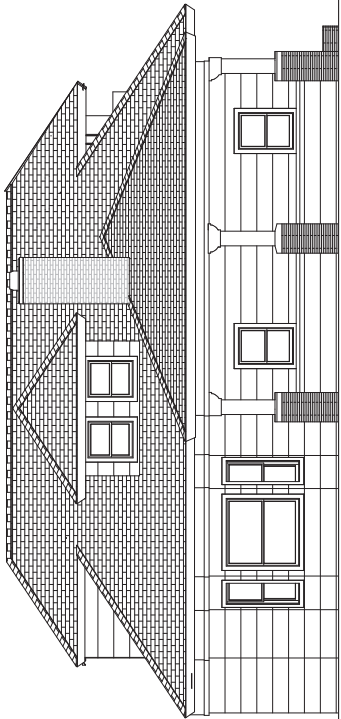


AS BUILT
1/4 IN = 1 FT

PROPOSED
1/4 IN = 1 FT

Exhibit 3

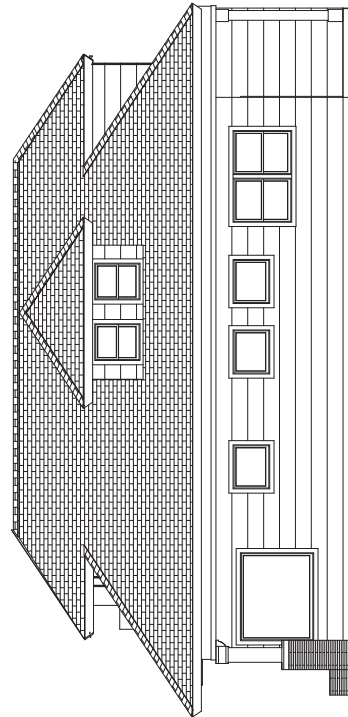
LEFT (EAST)



AS BUILT
1/4 IN = 1 FT

PROPOSED
1/4 IN = 1 FT

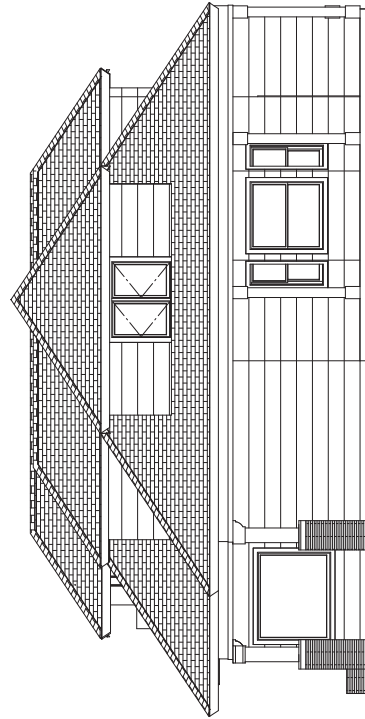
BACK (WEST)



AS BUILT
1/4 IN = 1 FT

PROPOSED
1/4 IN = 1 FT

Exhibit 3



PROPOSED
1/4 IN = 1 FT



RICHLAND WA
(509) 845-5833
HOMEDSIGN@HOTMAIL.COM

DAVIS RESIDENCE
503 N ALBANY AVE, KENNEWICK WA

EXISTING LIVING AREA - 1688 SF
MAIN FLOOR ADDITION - 486 SF
2ND FLOOR ADDITION - 483 SF
NEW TOTAL LIVING AREA - 2657 SF

ELEVATIONS CONT.
REVISION DATE: 7/14/2025

SCALE:
1/4" = 1'-0"
(ON ARCH'D (24" X 36"))

SHEET #:

2



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DAVIS RESIDENCE
503 N ALBANY AVE, KENNEWICK WA

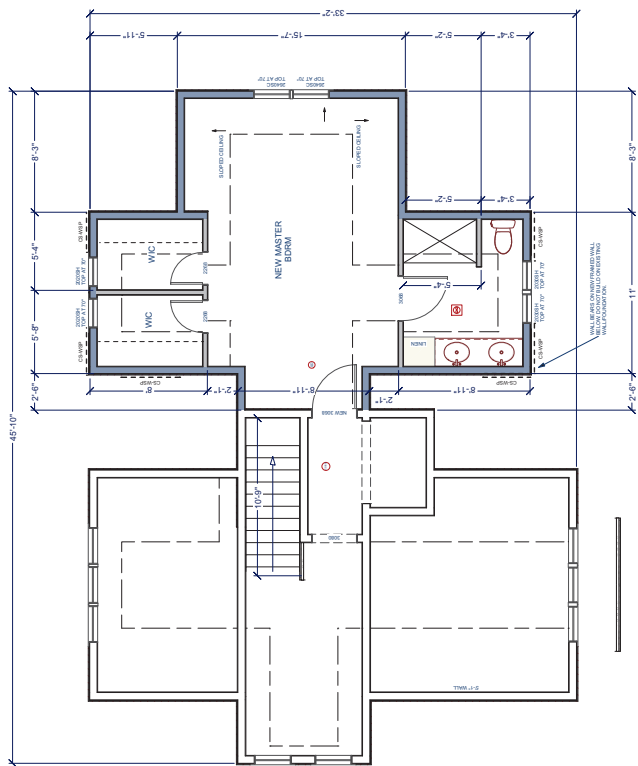
EXISTING LIVING AREA - 1688 SF
2ND FLOOR ADDITION - 486 SF
NEW TOTAL LIVING AREA - 2873 SF

2ND FLOOR
REVISION DATE: 7/14/2025

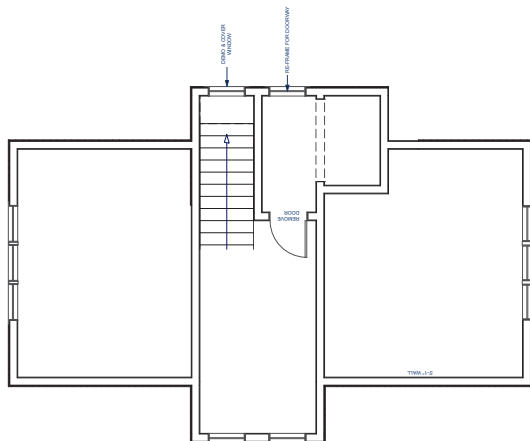
SCALE:
1/4" = 1'-0"
ON ARCH D (24" X 36")

SHEET #:
5

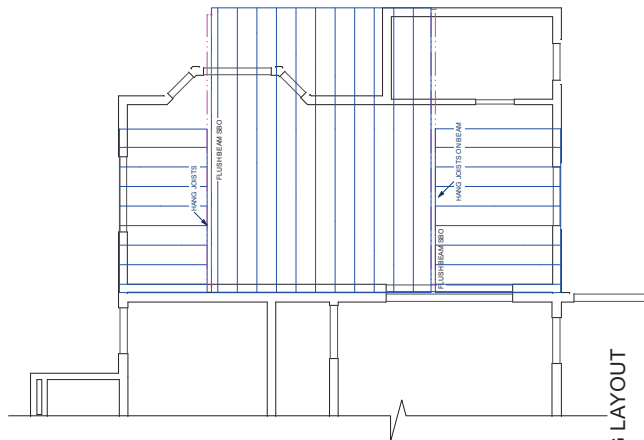
Exhibit 3



2ND FLOOR REMODEL
1/4 IN = 1 FT



2ND FLOOR AS BUILT
1/4 IN = 1 FT

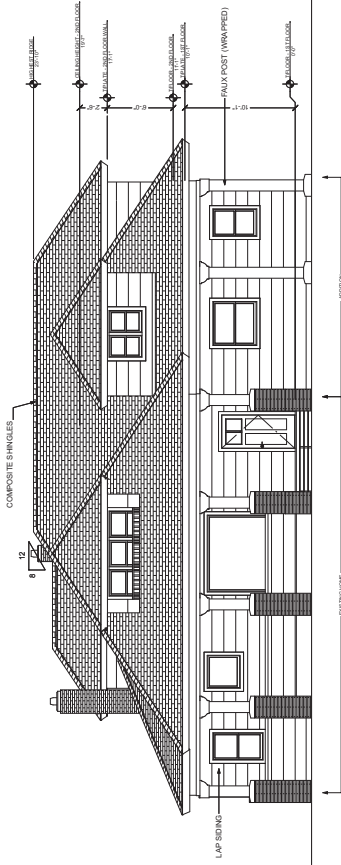


2ND FLOOR FRAMING LAYOUT
1/4 IN = 1 FT

SYMBOL LEGEND	
	SMOKE DETECTOR
	EXHAUST FAN
	EXHAUST FAN VENT TO EXTERIOR

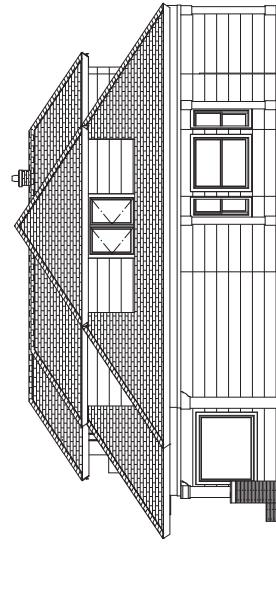
WALL SCHEDULE	
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW INTERIOR WALL
	NEW EXTERIOR WALL: 2X4 @ 16 OC #2 DF
	NEW INTERIOR WALL: 2X6 @ 16" OC #2 DF

FRONT (NORTH)



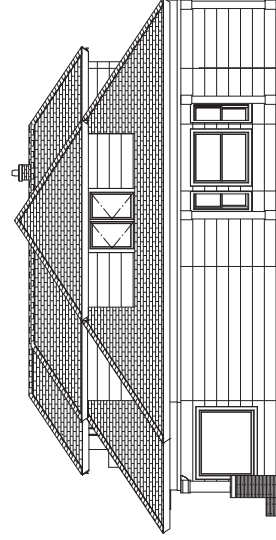
PROPOSED OPTION B
3/16 IN = 1 FT

BACK (SOUTH)



PROPOSED OPTION B
3/16 IN = 1 FT

Exhibit 3



PROPOSED OPTION C
3/16 IN = 1 FT



RICHLAND, VA
(809) 844-5833
HOMEDSIGN@GMAIL.COM

DAVIS RESIDENCE
503 N ALBANY AVE, KENNEWICK WA

EXISTING LIVING AREA - 1888 SF
2ND FLOOR ADDITION - 483 SF
NEW TOTAL LIVING AREA - 2827 SF

ELEVATION OPTIONS
REVISION DATE: 8/4/2025

SCALE:
3/16" = 1'-0"
ON ARCH/D (24" X 36")

SHEET #:

7