



5/19/2026

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 - 21 April 2026

3. VISITORS NOT ON AGENDA

4. OLD BUSINESS

- a. Historic Context Statement
- b. FY 2027 Certified Local Government Grant

5. NEW BUSINESS

- a. Certificate of Appropriateness - 602 W Albany Ave

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

7. ADJOURNMENT

Kennewick Historic Preservation Commission: 4/21/2026 Minutes

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

Roll Call:

Present: Chair Harper, Vice Chair Clark, Commissioner Nelson, Commissioner Ford, Commissioner Smith

Excused: Commissioner Robinson

Mr. Halitsky declared a quorum present.

Staff Present: Matt Halitsky, Senior Planner

Approval of Consent Agenda:

- a. Approval of Agenda

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

Visitors Not on the Agenda: Kim Simmons

Old Business:

- a. Commissioners reviewed the informational card designs provided by Commissioner Smith and provided feedback. Commissioner Smith will revise and provide to staff for Marketing Team review.
- b. Kim Simmons handed off projects she was working on while a Commissioner, including a draft letter to provide to historic property owners, copies of past inventory data provided on thumb drives, and a copy of a resolution the Commission has adopted in the past recognizing historic properties and historic property owners.
- c. Commissioner Clark provided an update on the historic property list she has been compiling. Staff will provide Clark with the inventory list on file to help combine the two.

New Business:

- a. A nomination for the property at 2 W Kennewick Ave was reviewed for the Kennewick Historic Register. The nomination was approved unanimously with Vice Chair Clark making the motion and Commissioner Smith seconding.
- b. A nomination for the property at 6 W Kennewick Ave was reviewed for the Kennewick Historic Register. The nomination was approved unanimously with Commissioner Nelson making the motion and Vice Chair Clark seconding.

The property owner for both 2 and 6 W Kennewick Avenue requested a Certificate of Appropriateness for the exterior alterations proposed for both buildings. However, as the Certificate of Appropriateness was not listed on the agenda and advertised as part of the public meeting, the request was tabled for a future meeting. The property owner will provide staff with the necessary information to present to the Commission at a later time, possibly at a special meeting.

- c. Staff informed the Commission that the deadline to apply for a 2027 Certified Local Government Grant is in June 2026. Staff requested the Commission consider possible projects to be discussed at the May meeting. A decision must be made in May in order to make the deadline.

Reports, Comments or Discussion of Commissioners and Staff: Staff reminded the Commission that NW Vernacular will be attending the May meeting to review the draft historic context statement with the Commission.

Staff reminded the Commission of the upcoming Comprehensive Plan open house to be held May 7, 2026.

Commissioner Smith updated the Commission that a booth at the fairgrounds costs \$1,000.

Staff informed the Commission that the HPC budget will likely be reduced significantly in the 2027-2028 biennium budget. There will likely not be funding for grant match, plaques, or other Commission projects.

Adjournment: Meeting adjourned at 5:58 PM.

DRAFT



COMMUNITY PLANNING DEPARTMENT

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

FILE: 602 W ALBANY AVENUE

Staff Report Date: 18 May 2026

Meeting Date and Location: 19 May 2026, Kennewick City Hall

Report Prepared By: Matt Halitsky, Senior Planner

Summary

Recommendation: Staff recommends approval of a Certificate of Appropriateness

Summary of Proposal: Replace the roof on the main dwelling

Proposal Location: 602 W Albany Avenue

Property Owner: Dan Ford
1452 Badger Mountain Loop
Richland, WA 99352

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 1905 and listed in the Kennewick Historic Register on 11 September 2002.

The applicant proposes to reroof the historic home with Landmark asphalt shingles in gray to match the existing garage. Asphalt shingles have long been considered an appropriate alternative to wood shingles on historic homes and is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Findings:

1. The applicant and owner is Dan Ford, 1452 Badger Mountain Loop in Richland, Washington.
2. The request for a Certificate of Appropriateness is to reroof the home at 602 W Albany Avenue.
3. The home was built in 1905.
4. The home was listed in the Kennewick Register of Historic Places on 11 September 2002.
5. The site has a Medium Density Residential Land Use Designation and is zoned Residential, Medium Density (RM).
6. The applicant applied for a Certificate of Appropriateness on 14 May 2026.
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 program 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 roof replacement at 602 W Albany Avenue.

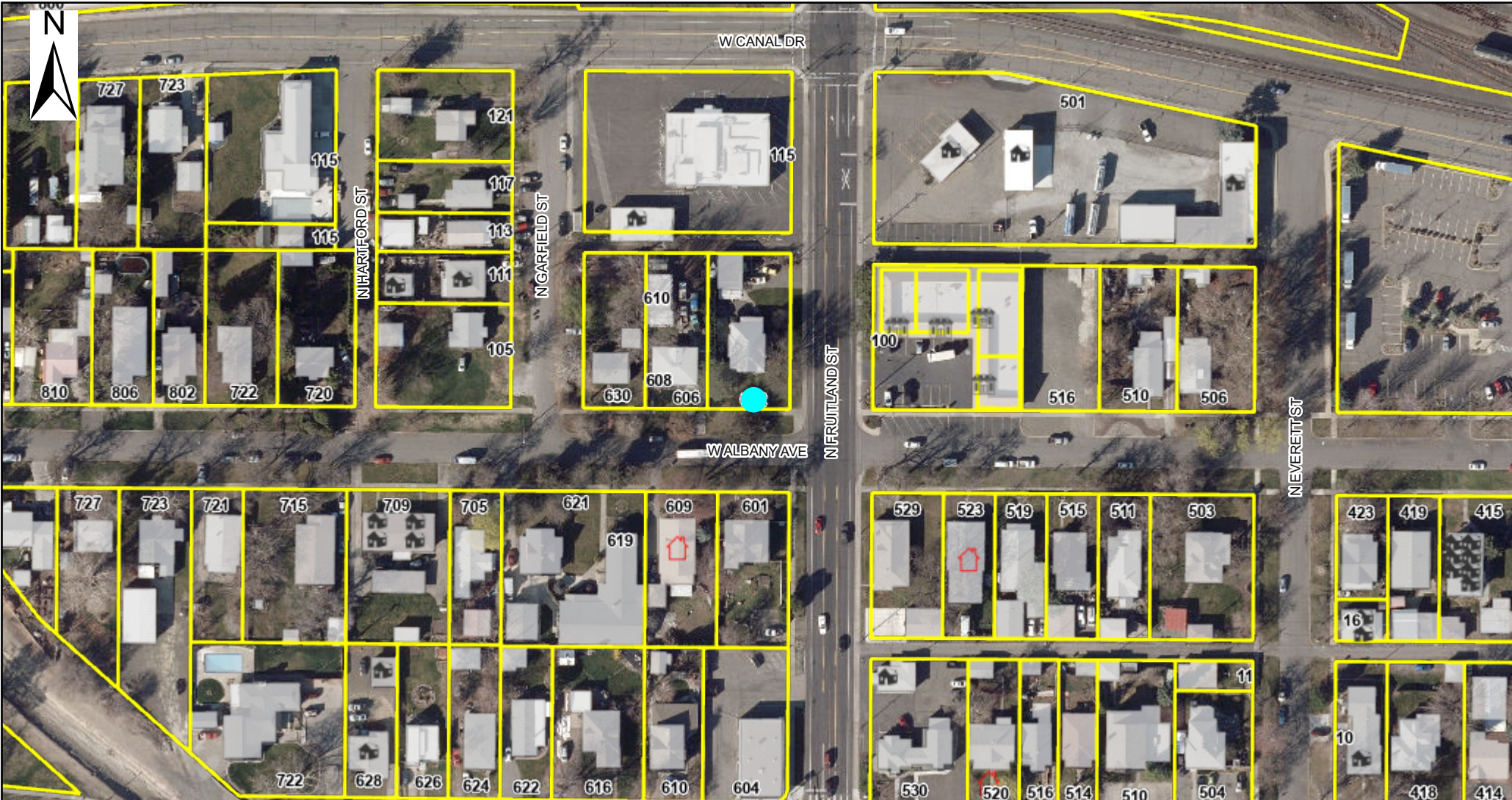
Motion:

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 roof replacement at 602 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 roof replacement at 602 W Albany Avenue.

602 W Albany



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StreetName	Parcel	HistoricBuilding Registry	Green: Green
AddressPoint	Preliminary	Yes	Blue: Blue
AddressType	Parcel	StructureBuilding	World_Hillshade
Building	CityLimits	Image	
Condo	CityName	RGB	
	Kennewick	Red: Red	

1 inch equals 197 feet

0 55 110 220 ft

0 65 130 260 ft

5/18/2026













THIS FACILITY
IS MONITORED
BY
9-1-1.
TAMPERERS
WILL BE
PROSECUTED

NOTICE
THIS AREA IS
UNDER 24
HOURS VIDEO
SURVEILLANCE

Landmark[®] Series

Designer Roofing Series

 certainteed
SAINT-GOBAIN



Landmark, shown in Weathered Wood


SAINT-GOBAIN



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Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



Landmark, shown in Georgetown Gray

Technology that protects
the beauty of your roof and
strengthens its performance.





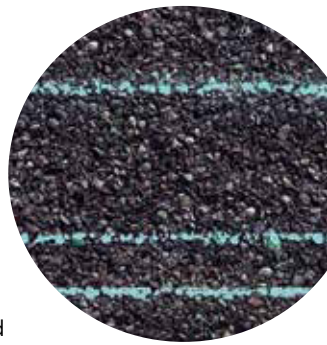
NailTrak[®]

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

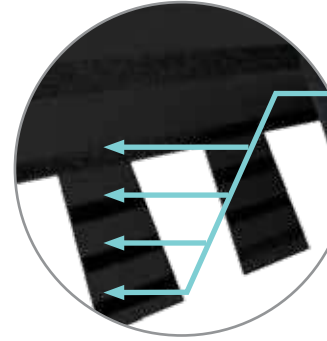
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond[®]

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



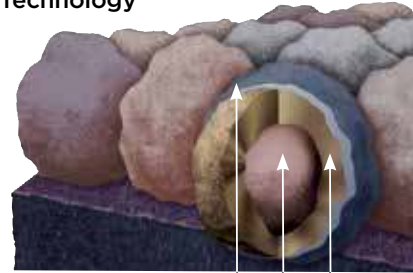
StreakFighter[®]

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

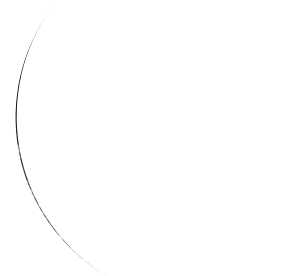


Ceramic coating
Mineral core
Copper layer
Diagram for illustrative purposes only.

CertaSeal[®]

Uplift Protection

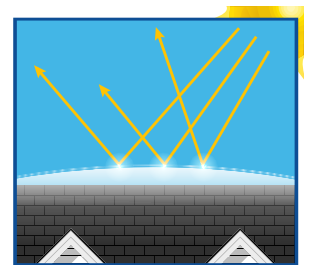
CertaSeal[®] is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Solaris[®] CoolRoof

Solar Reflectivity

Solaris[®] Cool Roof is a sustainable shingle granule technology that applies energy-saving cool roof performance to CertainTeed's most popular shingle brands. Available in rich and authentic colors, including dark hues and tones, Solaris Cool Roof can lower roof temperatures and allow homeowners to reduce cooling costs without sacrificing beauty, quality, or color.







The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- **Classified as UL 2218 Class 3 Impact Rated**
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Scan code for
more information

LANDMARK® COLOR PALETTE



Silver Birch
CRRC Product ID 0668-0072



Granite Gray



Georgetown Gray



Black Walnut



Heather Blend



Burnt Sienna

LANDMARK® Solaris® COLOR PALETTE



Crystal Gray
CRRC Product ID 0668-0058



Aged Cedar
CRRC Product ID 0668-0055



Weathered Wood
CRRC Product ID 0668-0119



Weathered Wood



Moiré Black



Cinder Black



Resawn Shake



Graphite
CRRC Product ID 0668-0155



Resawn Shake
CRRC Product ID 0668-0118





Outstanding Durability

LANDMARK® ClimateFlex®

Featuring the latest advances in polymer science, CertainTeed's **ClimateFlex** technology works at a molecular level to make shingles strong and pliable. The rubber-like qualities of the **ClimateFlex** asphalt formula provides each shingle with improved hail resistance, cold-weather flexibility and granule adhesion.

- Highest industry-rated impact protection
- Better pliability and granule adhesion
- Endures weathering and cold-weather extremes



Colonial Slate

Available in limited areas.



Scan code for more information

LANDMARK® ClimateFlex® COLOR PALETTE

NOT AVAILABLE IN HAWAII



Burnt Sienna



Resawn Shake



Colonial Slate



Georgetown Gray



Cobblestone Gray



Silver Birch
CRRP Product ID 0668-0072



Heather Blend



Weathered Wood



Pewter



Moiré Black





The Expert's Choice

LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and variety of color.

- **Classified as UL 2218 Class 3 Impact Rated**
- Engineered to meet professional contractors' exacting specifications
- Available in a wide selection of eye-catching **Max Def** colors
- Outweighs standard laminates to provide greater protection from the elements



Max Def Moiré Black



Scan code for more information

LANDMARK® PRO COLOR PALETTE



Max Def Granite Gray



Max Def Georgetown Gray



Cinder Black



Max Def Black Walnut



Silver Birch
CRRC Product ID 0668-0072



Max Def Evergreen



Max Def Weathered Wood



Max Def Moiré Black



Max Def Heather Blend



Max Def Espresso

MAX DEF COLORS

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.





Outstanding Durability

NORTHGATE® ClimateFlex®

Featuring the latest advances in polymer science, CertainTeed's **ClimateFlex** technology works at a molecular level to make shingles strong and pliable. The rubber-like qualities of the **ClimateFlex** asphalt formula provides each shingle with improved hail resistance, cold-weather flexibility, and granule adhesion than traditional asphalt shingles.

- Highest industry-rated impact protection
- Better pliability and granule adhesion
- Endures weathering and cold-weather extremes



Max Def Weathered Wood



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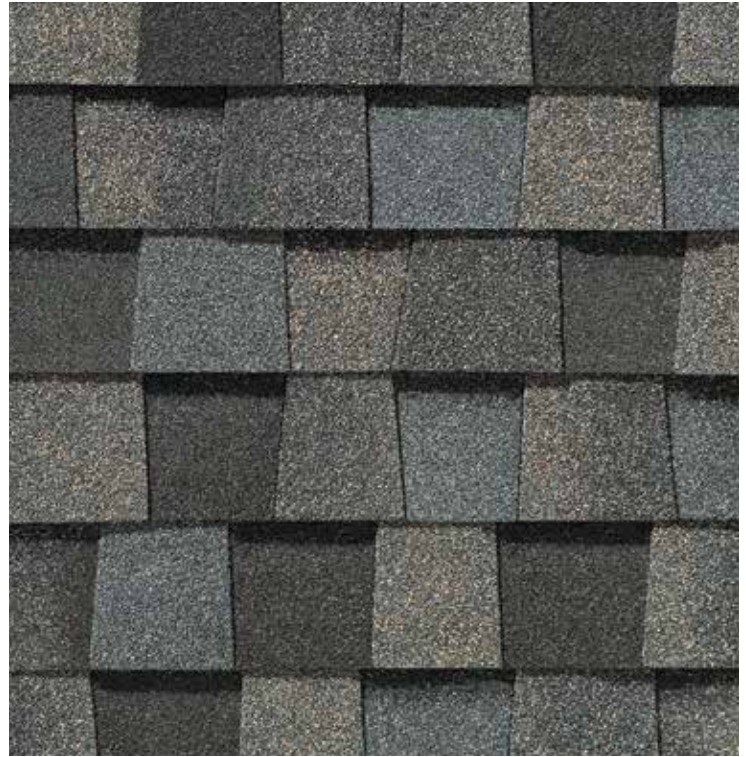
NorthGate ClimateFlex, shown in Max Def Weathered Wood

NORTHGATE® ClimateFlex® COLOR PALETTE

NOT AVAILABLE IN HAWAII



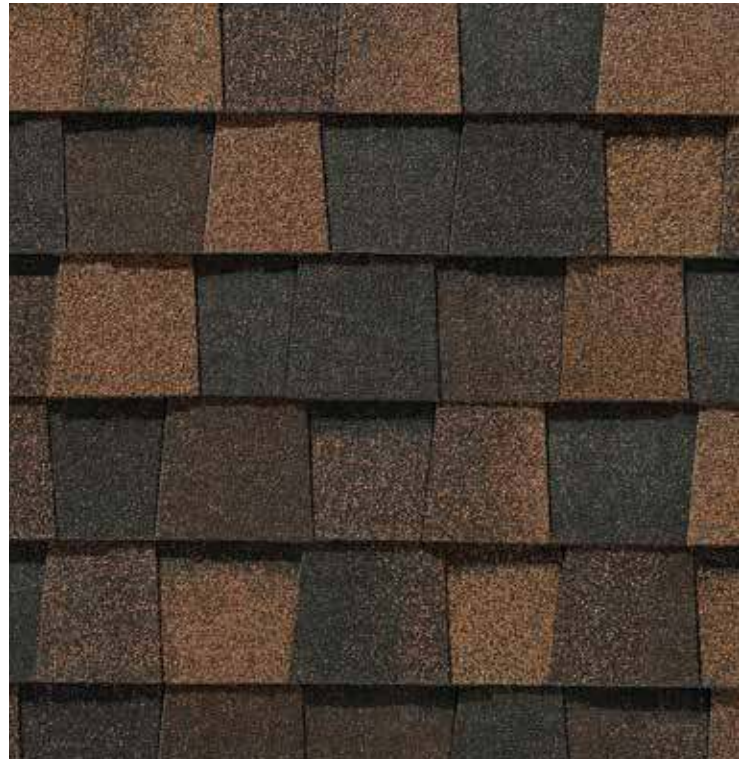
Max Def Granite Gray



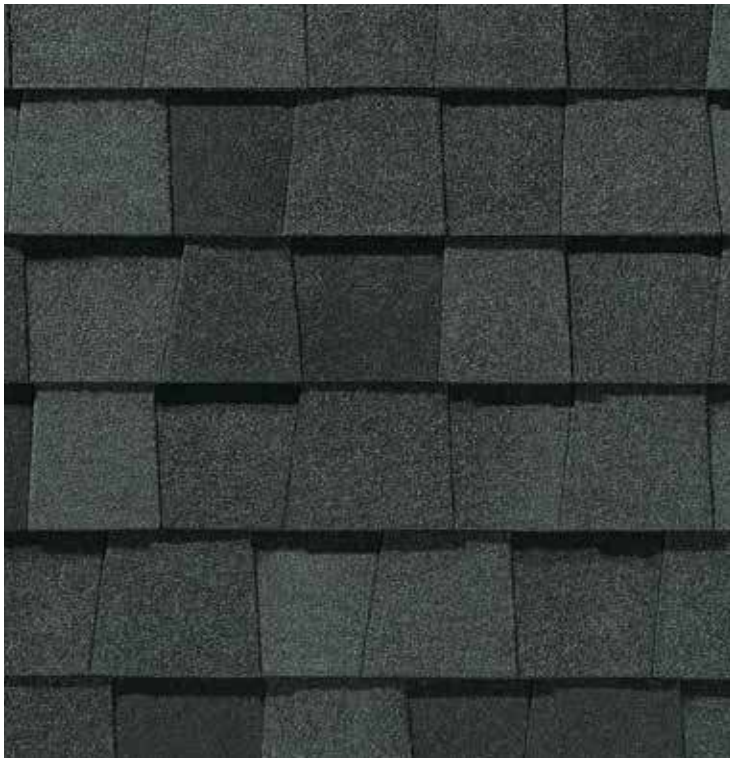
Max Def Weathered Wood



Max Def Heather Blend



Max Def Burnt Sienna



Max Def Moiré Black



Max Def Espresso



Max Def Resawn Shake

MAX DEF COLORS

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



9434



Top Shelf

LANDMARK[®] PREMIUM

A sophisticated look, brilliantly executed. Our Premium line is engineered to protect, enhance and endure.

- **Classified as UL 2218 Class 4 Impact Rated**
- Outclasses ordinary roofing in both appearance and performance
- Tough two-piece laminated fiberglass-based construction
- Features **Max Def** colors for a deeper, richer mixture of surface granules



Max Def Weathered Wood

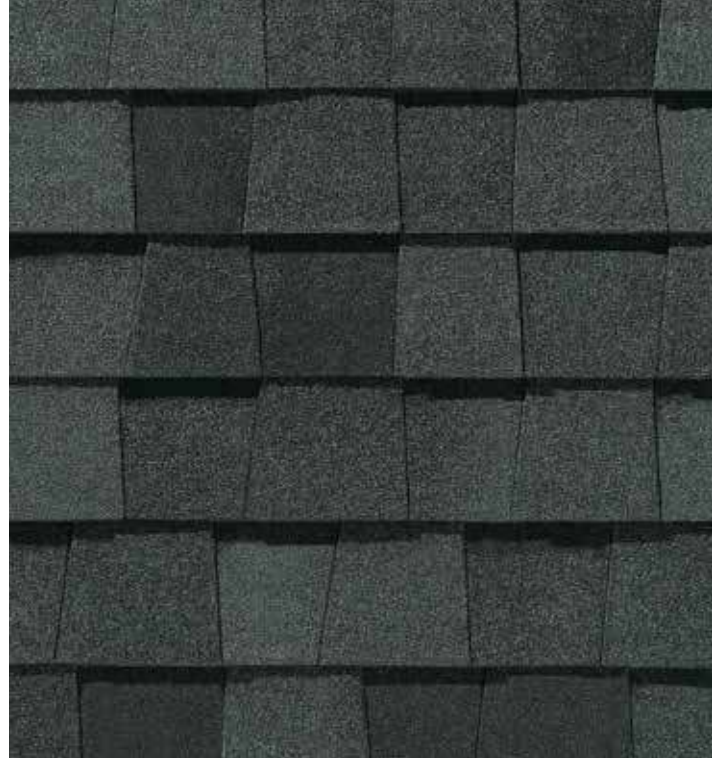


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LANDMARK® PREMIUM COLOR PALETTE



Max Def Weathered Wood



Max Def Moiré Black



Max Def Heather Blend

MAX DEF COLORS

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.







Depth of Character

LANDMARK® TL

Dramatically thick. Classically elegant. These wood-inspired shakes offer triple lamination for rugged wear with real charisma.

- **Classified as UL 2218 Class 4 Impact Rated**
- Look of hand-split cedar
- Patented 3-layer laminate
- Random tab design and unique natural shadows
- A luxury-class shingle produced at a fraction of the cost of wood shake

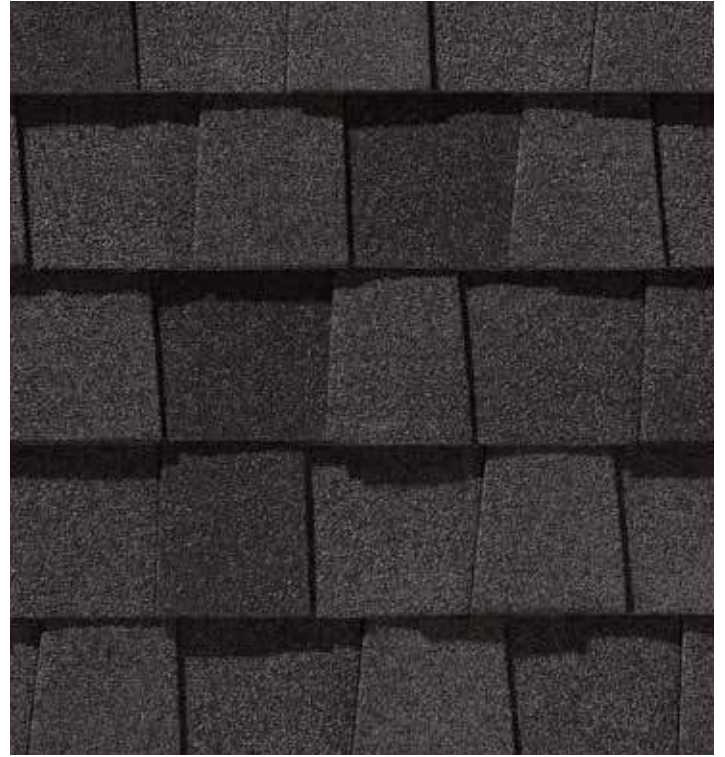


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LANDMARK® TL COLOR PALETTE



Country Gray



Moiré Black



Max Def Black Walnut



Shenandoah



Landmark TL, shown in Moiré Black

Strength with Style

LANDMARK[®]

- Certified to meet UL 2218 Class 3 Impact Resistance
- Dual-layer durability
- Industry-best lifetime limited warranty
- 25-year **StreakFighter**[®] algae-resistance warranty
- **Solaris**[®] *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

LANDMARK[®]

ClimateFlex[®]

- Certified to meet UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Industry-best lifetime limited warranty
- 25-year **StreakFighter**[®] algae-resistance warranty

LANDMARK[®] PRO

- Certified to meet UL 2218 Class 3 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
- Industry-best lifetime limited warranty
- 30-year **StreakFighter**[®] algae-resistance warranty

NORTHGATE[®]

ClimateFlex[®]

- Certified to meet UL 2218 Class 4 Impact Resistance
- Dual-layer, high performance
- Max Def color palette
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- 30-year **StreakFighter**[®] algae-resistance warranty

LANDMARK[®] PREMIUM

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- Max Def color palette
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- 30-year **StreakFighter**[®] algae-resistance warranty

LANDMARK[®] TL

- Certified to meet UL 2218 Class 4 Impact Resistance
- Triple-layer, high performance
- Rustic appearance of hand-split wood shakes
- Industry-best lifetime limited warranty
- 30-year **StreakFighter**[®] algae-resistance warranty



LANDMARK SERIES

SPECIFICATIONS

- Two-piece (Landmark, Landmark Pro, NorthGate **ClimateFlex**® and Landmark Premium) and three-piece (Landmark TL) laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- **Solaris**® *CoolRoof* colors have a Solar Reflectance Index greater than 20 SRI.

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Impact Resistance:

- UL certified to meet UL 2218 Class 4 (Landmark **ClimateFlex**®, Landmark TL, NorthGate **ClimateFlex**® and Landmark Premium)
- UL classified to meet UL 2218 Class 3 (Landmark PRO, Landmark, Landmark **Solaris**®)

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark PRO, NorthGate **ClimateFlex**®, Landmark Premium and Landmark TL)
- 40-year limited transferable warranty against manufacturing defects on group-owned or commercial applications (Landmark, Landmark **Solaris**® and Landmark **ClimateFlex**®)
- **StreakFighter**® algae-resistance warranty (25-year - Landmark, Landmark **Solaris**® and Landmark **ClimateFlex**®, 30-year - Landmark PRO, NorthGate **ClimateFlex**®, Landmark Premium and Landmark TL)
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 160 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

Landmark Solaris Solar Reflectivity (SR), Thermal Emittance (TE) & Solar Reflectance Index (SRI) Data

PRODUCT - COLOR	CRRC Product ID Number	Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index (SRI)
Landmark Solaris® - Aged Cedar	0668-0055	0.24	0.92*	25 [‡]
Landmark Solaris® - Crystal Gray	0668-0058	0.26	0.93*	28 [‡]
Landmark Solaris® - Resawn Shake	0668-0118	0.20	0.93	20
Landmark Solaris® - Graphite	0668-0155	0.21	0.91	20
Landmark Solaris® - Weathered Wood	0668-0119	0.21	0.91	21 [‡]

[‡] Aged value calculated using the California Title 24 Solar Reflective Index (SRI) Calculation Worksheet

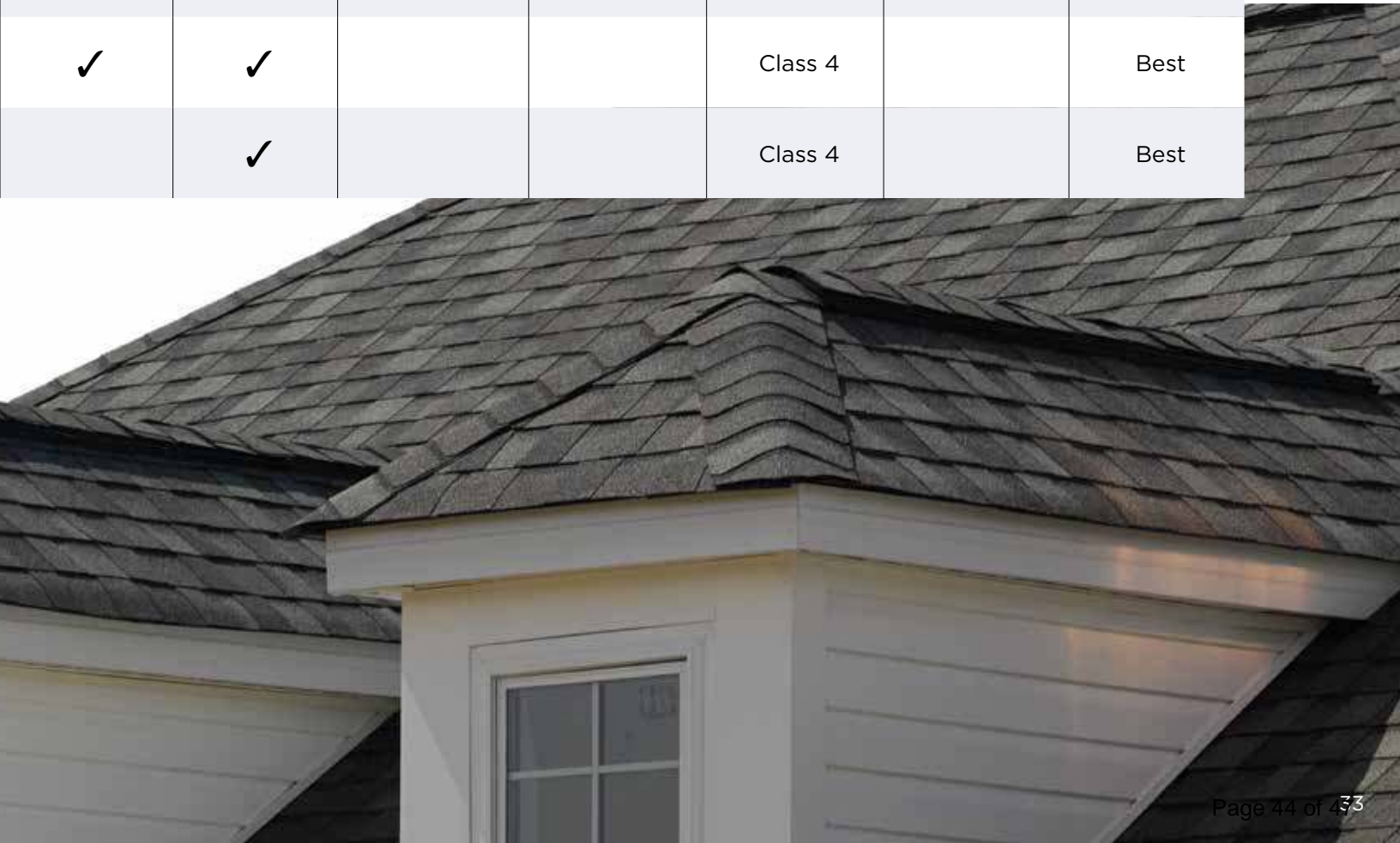
*Indicates Initial CRRC ratings

Product Comparison

	Traditional Designer Shingle Style	Industry Leading Granule Adhesion	Warranty Duration	Algae Warranty Coverage	Product Weight	Depth/ Dimensional Appearance
Landmark	✓	✓	Lifetime	25-Year	✓	✓
Landmark Solaris®	✓	✓	Lifetime	25-Year	✓	✓
Landmark ClimateFlex®	✓	✓	Lifetime	25-Year	✓	✓
Landmark PRO	✓	✓	Lifetime	30-Year	✓✓	✓✓
NorthGate ClimateFlex®	✓	✓	Lifetime	30-Year	✓✓	✓✓
Landmark Premium	✓	✓	Lifetime	30-Year	✓✓✓	✓✓
Landmark TL	✓	✓	Lifetime	30-Year	✓✓✓	✓✓✓



NailTrak	Max Def Colors	ClimateFlex Technology (Cold Weather Installation)	ClimateFlex Technology (Impact Resistance)	UL 2218 Impact Rated	Cool Roof Technology (Solar Reflectivity)	Value Rating
✓				Class 3		Good
✓				Class 3	✓	Good
✓		✓	✓	Class 4		Better
✓	✓			Class 3		Better
✓	✓	✓	✓	Class 4		Best
✓	✓			Class 4		Best
	✓			Class 4		Best



The ColorView® Visualizer: Design your Dream Home with the Click of a Mouse

CertainTeed created the ColorView tool to help homeowners bring their creative vision to reality.

Just look through a photo library of homes to choose one that looks most like your own. Then click on the roof to easily switch designs and see what CertainTeed product looks best. You can choose from hundreds of different roofing design and color combinations, and even add roof accents in different colors. All before anyone raises a hammer.

Want to visualize different roofing styles on your own home? You can upload photos to ColorView and have them digitally masked by one of our design professionals, or use DIY mode to upload and mask your own photos.

Plus, you can print or share your ColorView photos with family and friends to get their feedback. Visit colorview.certainteed.com and get started.





Add a Little Accent to Your Roof

The visually impactful choice for capping the hips and ridges of your roof, CertainTeed's Cedar Crest® accessory shingles will complement or match any shingle in the Landmark Series. For a low-profile hip and ridge look, CertainTeed also offers Shadow Ridge accessory shingles. Also available in **ClimateFlex** version.

Color Companion Products for Low Slope Areas

With CertainTeed Flintlastic® SA, you can coordinate low slope areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in ten colors that complement some of the most popular CertainTeed shingles.





Integrity Roof System®

PERFORMANCE ENGINEERED FOR COMPLETE PROTECTION,
STRONG RESILIENCE AND LASTING BEAUTY



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Shingle Starter

Shingle starter is the first course installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

6. Hip & Ridge

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

learn more at:

certainteed.com/roofing

Landmark® Series
available in
areas shown



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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A PROGRAM OF IBHS

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FORTIFIED™-Compliant Roof System
for enhanced protection
(applicable to the U.S.)