



6/2/2026

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

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4:30 PM

**1. CALL TO ORDER**

Roll Call/Pledge of Allegiance

a. Roll Call

**2. NEW BUSINESS**

a. Certificate of Appropriateness: 6 W Kennewick Ave

**3. ADJOURNMENT**



**COMMUNITY PLANNING DEPARTMENT**

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

**FILE: 6 W KENNEWICK AVENUE**

**Staff Report Date:** 28 May 2026

**Meeting Date and Location:** 2 June 2026, Kennewick City Hall

**Report Prepared By:** Matt Halitsky, Senior Planner

**Summary Recommendation:** Staff recommends approval of a Certificate of Appropriateness

**Summary of Proposal:** Exterior façade changes, window and storefront replacement

**Proposal Location:** 6 W Kennewick Avenue

**Property Owner:** Danae Heuett  
23 W 1<sup>st</sup> Ave  
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 Emigh-Howe Building was constructed in 1910 and significantly remodeled in 1976. The property was listed in the Kennewick Historic Register in April 2026.

The applicant proposes to remove the non-original brick and metal curtain wall on the front of the building, installed in 1976, and expose and restore the original masonry front facade. As part of this restoration, a new storefront system will be installed in the original openings on the main floor, with the transom windows and second-story windows above also replaced. The windows on the secondary elevations will also be replaced. On the rear

elevation, original storefront windows will be exposed and a new system installed. Per the applicant, window replacement is proposed as a phased approach:

- **Phase 1:** Front main-level windows and doors
- **Phase 2:** Back main-level windows and doors
- **Phase 3:** Front main-level transom windows
- **Phase 4:** Front second-level windows
- **Phase 5:** Back and side second-level windows

The progression of the proposed phasing is appropriate, starting with the primary floors and elevations and transitioning to upper story and secondary elevations that are not as readily visible from the sidewalk. The proposed window material is also appropriate for a historic building and consistent with the Secretary of the Interior's Standards. The locations and proportions of the original window openings will be retained.

### **Findings:**

1. The applicant and owner is Danae Heuett, 23 W 1<sup>st</sup> Avenue, Kennewick, Washington.
2. The request for a Certificate of Appropriateness is to remove the non-original brick and metal curtain wall, expose and restore the original front façade of the building, and replace the storefront system, transoms, and upper story windows within existing openings.
3. The building was constructed in 1910.
4. The building was listed in the Kennewick Register of Historic Places on 21 April 2026.
5. The site has a Commercial Land Use Designation and is zoned Central Business District (CBD).
6. The applicant applied for a Certificate of Appropriateness on 28 May 2026.
7. The proposed work will not adversely affect the exterior appearance of the historic building.

### **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 the Historic Preservation Commission concur with the findings and conclusions contained in the staff report and issue a Certificate of Appropriateness for the proposed work at 6 W Kennewick Avenue.

### **Proposed Motion:**

I move the Historic Preservation Commission concur with the findings and conclusions in the staff report and issue a Certificate of Appropriateness for the exterior façade changes and phased window replacement at 6 W Kennewick Avenue.

**Alternate Motions:**

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 following reasons...

OR

I move the Historic Preservation Commission amend the findings and conclusions in the staff report and issue a Certificate of Appropriateness for a revised scope of work that includes...

**From:** [Danae Heuett](#)  
**To:** [Matt Halitsky](#)  
**Subject:** Fwd: 6 W  
**Date:** Thursday, May 28, 2026 12:23:34 PM  
**Attachments:** [SKM\\_C30826052812560.pdf](#)  
[SKM\\_C30826052812561.pdf](#)

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Hi Matt,

Thank you for your time today. Please see the attached pictures and design plans for the committee review.

There are significantly more windows involved than originally anticipated in my budget, so I would like to request the option/approval to complete the project in phases, if needed:

- **Phase 1:** Front main-level windows and doors
- **Phase 2:** Back main-level windows and doors
- **Phase 3:** Front main-level transom windows
- **Phase 4:** Front second-level windows
- **Phase 5:** Back and side second-level windows

I am also hoping to receive approval for the removal of the existing front brick and metal façade, as I have identified a company that is available to begin this work upon approval. This removal is necessary to verify that the interior structural conditions match what is visible from the exterior.

The scope of work would include removing the existing metal and brick in preparation for installation of the new **front** windows and doors.

I will work closely with the city throughout the process to ensure safety remains a top priority and that all required demolition permits and procedures are followed.

Please let me know if there is anything further you need from me for the committee review.

Thank you,

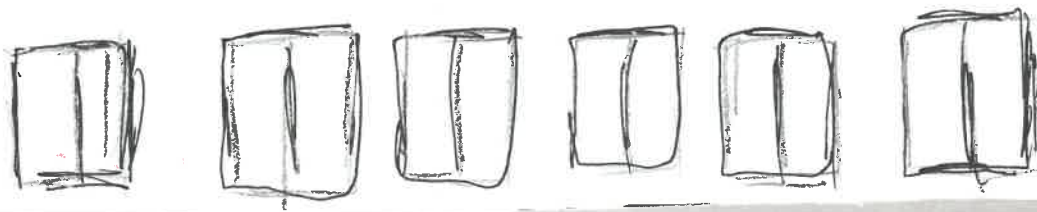
*Danae Heuett*  
23 W 1st Ave, Kennewick, WA 99336  
[victoriasfinancialaid@gmail.com](mailto:victoriasfinancialaid@gmail.com)  
(509) 586-9979



Front



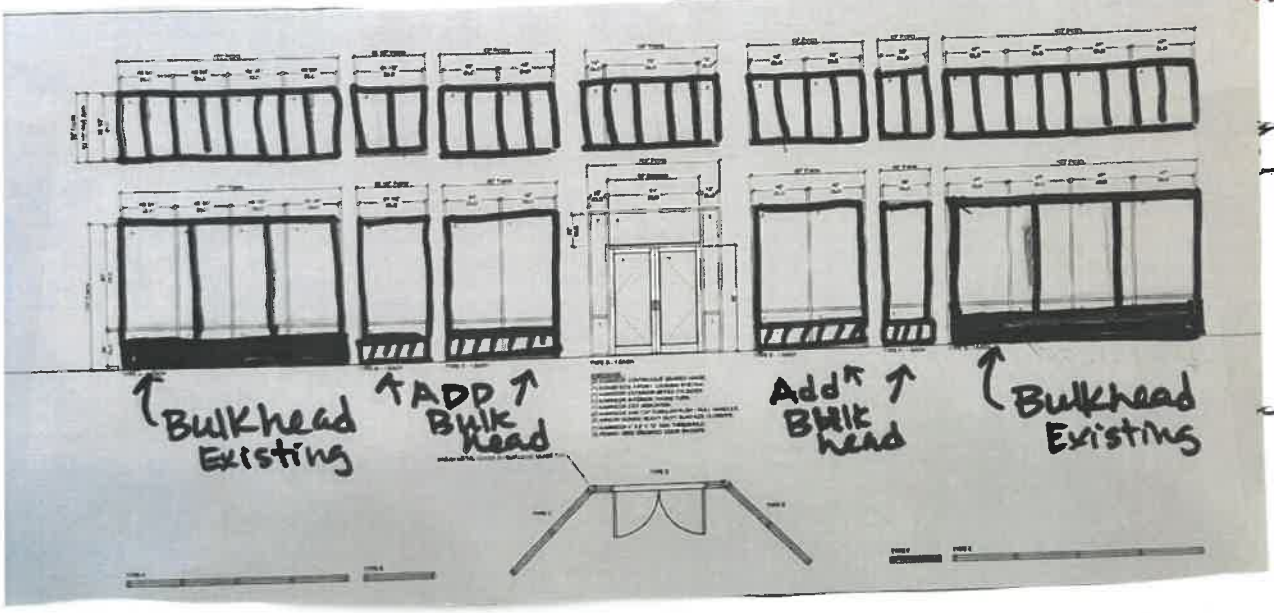
match top



3

2

4



Back

(add windows back)



Back

replace

replace

WASHINGTON  
FURNITURE & HARDWARE



**WASHINGTON**  
**FURNITURE & HARDWARE**  
★ 4 FLOORS ★  
EVERYTHING FOR THE HOME



## WASHINGTON HARDWARE & FURNITURE CO.

Serving the Tri-City area for 40 years with better merchandise, better service and better terms. You'll find just about everything in our three full floors of fine furniture and hardware . . . Draperies, housewares, floor coverings, Fuller Paints, hardware, hunting supplies, furniture, Frigidaire and Zenith appliances. For a better buy, shop Washington Hardware & Furniture Co. 6 West Kennewick Ave. Phone JU 2-2141.



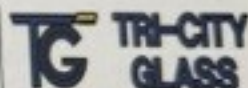
*Vintage Tri-Cities*



*Vintage Tri-Cities*



## Commercial Quote



Address: 304 E. Columbia Drive Kennewick, WA 99136		Commercial Quote	
Phone: (509) 586-0454			
Fax: (509) 586-7493			
Proposal Submitted To:	Job Location:	Date: 5/13/2026	Job Name: Danae
Danae	6 west Kennewick Ave, Kennewick, Wa	Cell: N/A	Date Of Plans: N/A
		Office: N/A	Addendums: N/A
		Fax: N/A	Attention: Danae

### Aluminum Storefront

Kawneer VG451T, 2" x 4 1/2", Center Set, Dark Bronze Anodized

Quantities include: One(1) 1A @ 104 x 113, Two(2) 1B @ 83 x 113, Two(2) 2 @ 96 x 95, One(1) 3 @ 76 x 86, One(1) 4 @ 195 x 96, One(1) 5 @ 40 x 113, One(1) 6 @ 162 x 96, One(1) 7 @ 55 x 113, One(1) 8 @ 40 x 114, One (1) T1 @ 252 x 48, One (1) T4 @ 195 x 48, One (1) 6T @ 162 x 48

### Marlin Windows

Marlin 3502 Series: Single Hung, RIP FIN, Screen, I.G. Low-E 272 Annealed Over Clear Annealed + Argon

Quantity Includes: Twelve (12) @ 50" X 76-1/2"

### Aluminum entrances

Kawneer 190 doors with 10" bottom rails, Kawneer CO-9 pull/push, threshold, International 44CI closers, offset pivots, cylinder/cylinder, sweep and weather-stripping.

Quantities include: Two(2) Double Doors, One(1) Single Door.

### Glazing


1/4" Sn68 over 1/4" Clear, warm edge spacers, argon, 1" O.A.

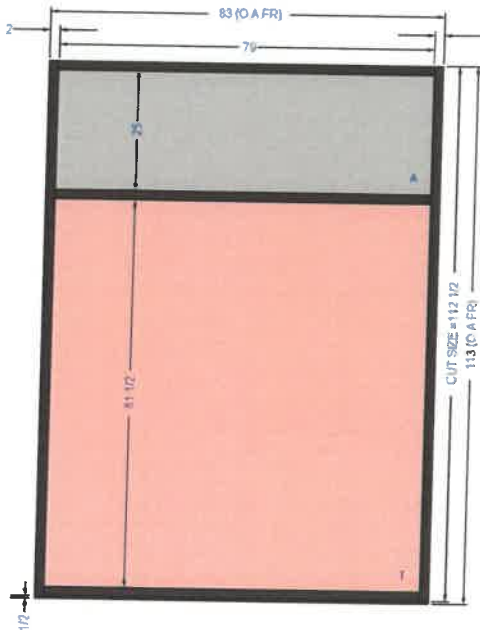
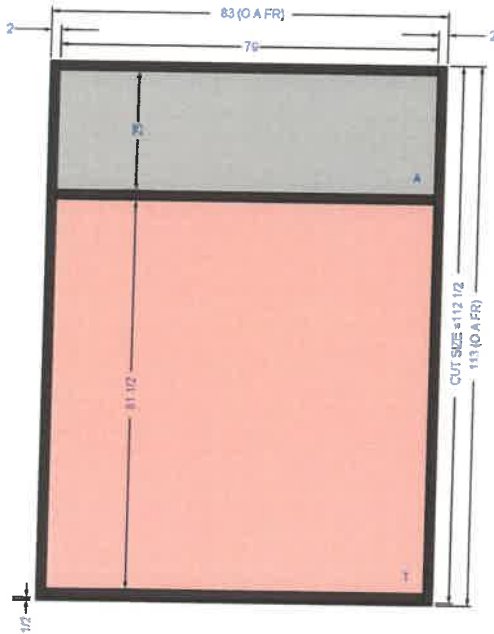
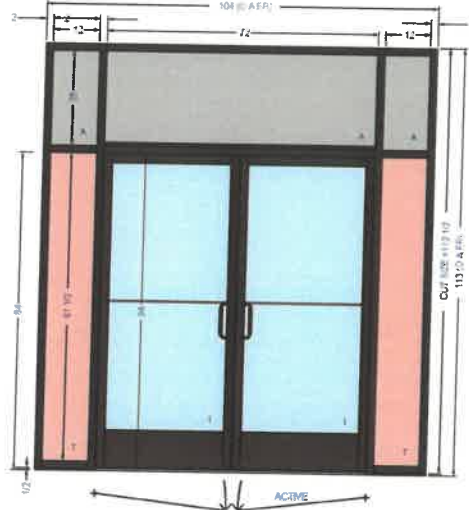
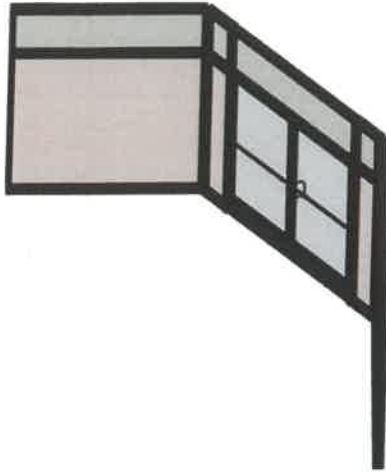
(Tempered where indicated or in accordance to code)

### Warranty

Kawneer: Standard 5 Year Warranty

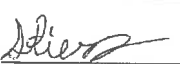
Glazing: Standard 5 Year Warranty

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Fax (509) 586-7493			
Proposal Submitted To:	Job Location:	Date: 5/13/2026	Job Name: Danae
Danae	6 west Kennewick Ave, Kennewick, Wa	Cell: N/A	Date Of Plans: N/A
		Office: N/A	Addendums: N/A
		Fax: N/A	Attention: Danae




**This proposal is Valad for 30 days.**

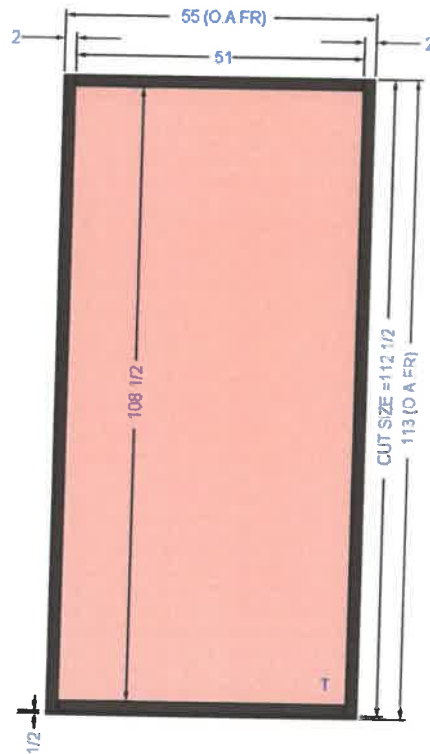
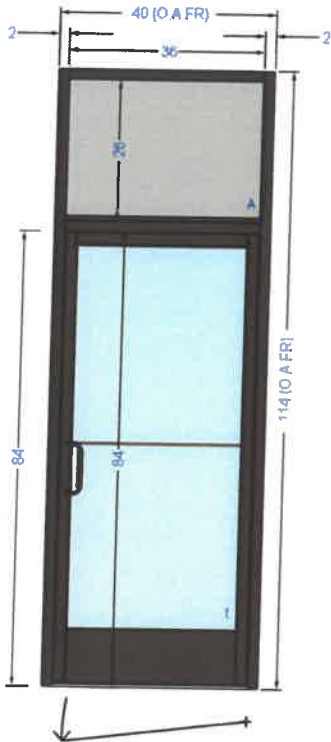
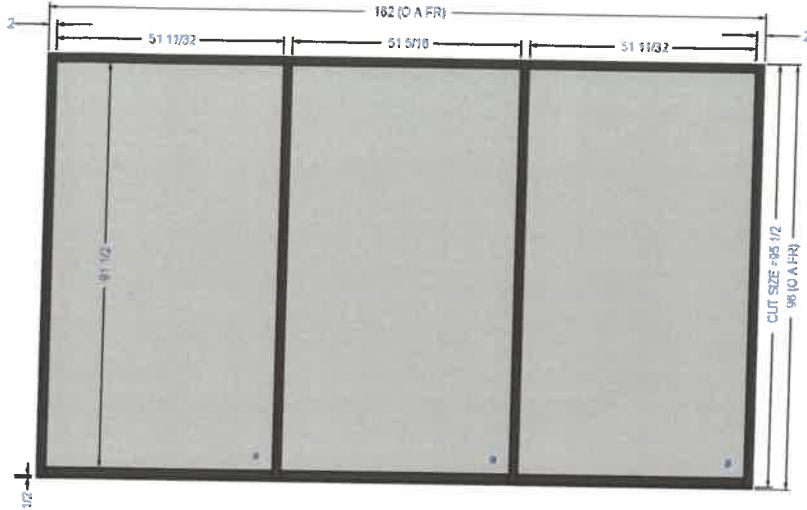
All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practice. Any alteration above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman's compensation insurance

  
 Authorized Signature  
 Tyler Splers

Acceptance of proposal. The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be make as outlined above.


Date of Acceptance: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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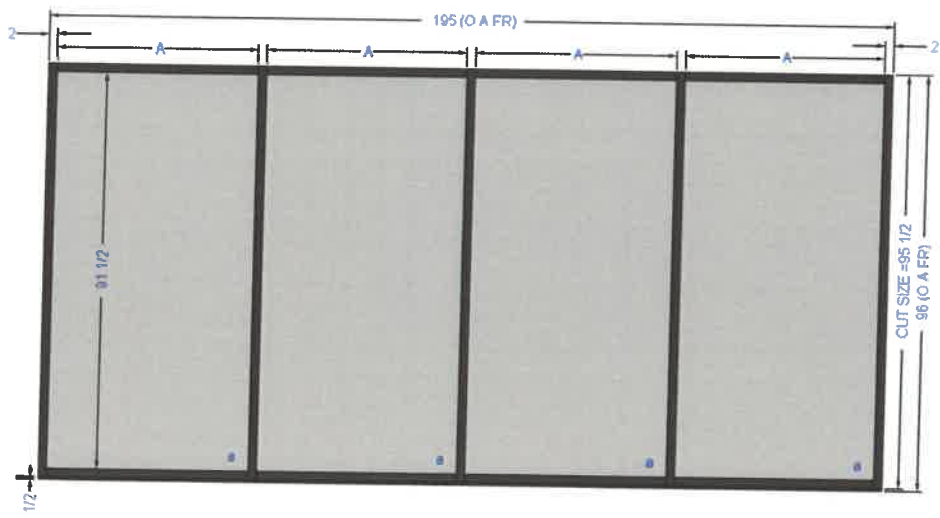
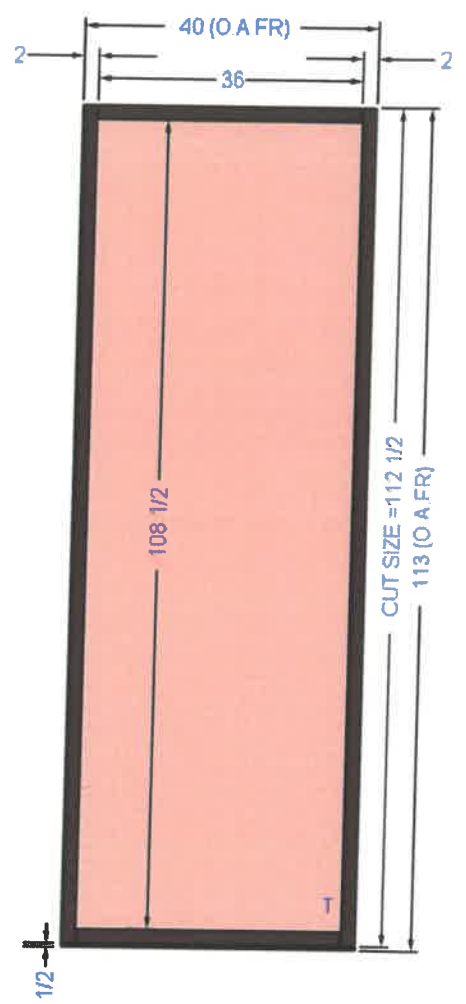
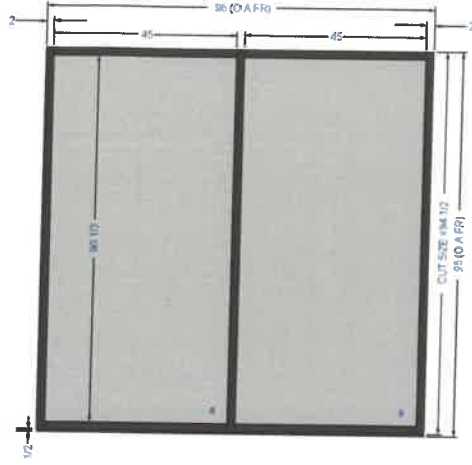
  
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*Tyler Splers*  
 Authorized Signature  
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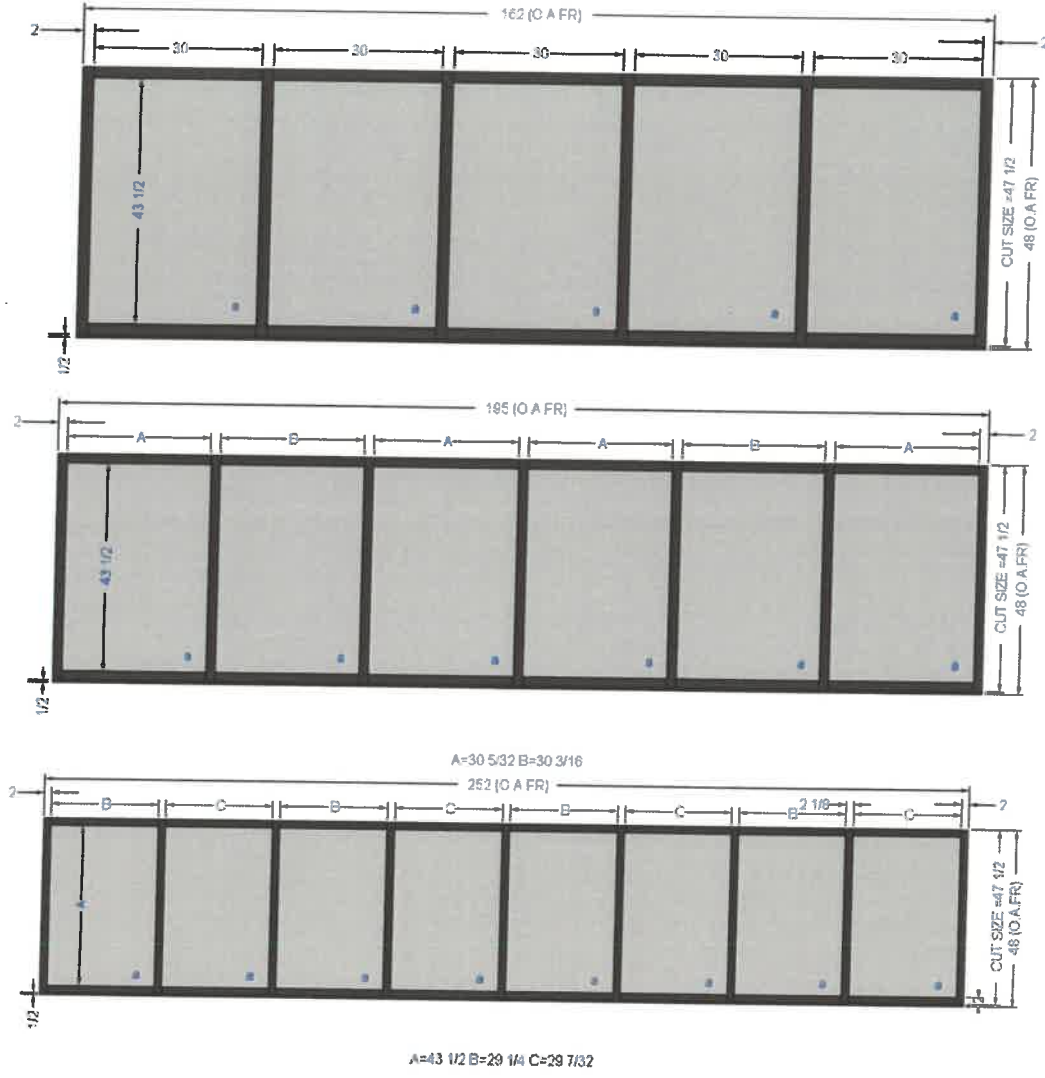
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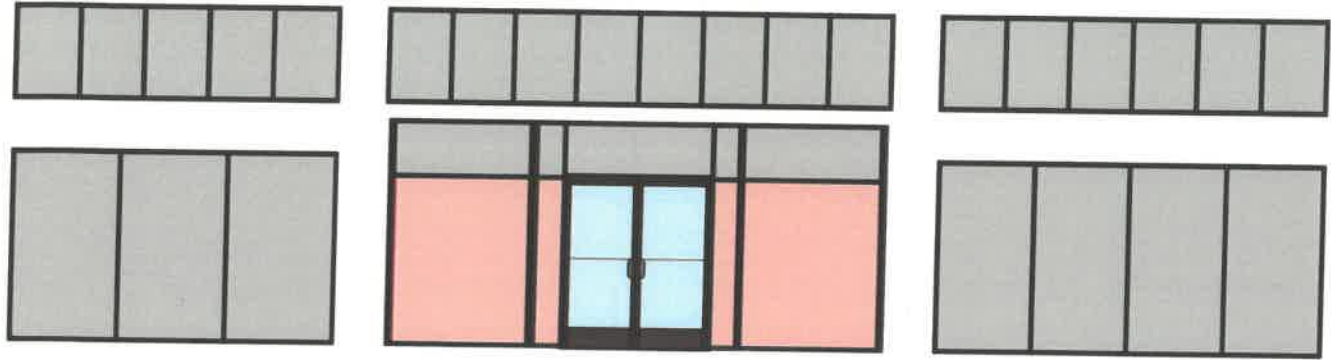
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*Tyler Spiers*  
 Authorized Signature  
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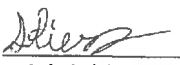
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**KENNEWICK REGISTER OF HISTORIC PLACES  
APPLICATION FORM**

This form is for use in nominating individual properties in the City of Kennewick. Complete each item by marking "X" in the appropriate space or by entering the requested information. If an item does not apply to the property being nominated, enter "N/A" for not applicable. For functions, styles, material, and areas of significance enter only the categories and subcategories listed in the instructions. Feel free to attach additional sheets for supplemental information if needed.

1. DATE 3/16/26

2. APPLICANT NAME Danae Heuett

APPLICANT ADDRESS 931 S Highland Dr Kennewick, WA 99337

APPLICANT PHONE NUMBER 509.638.2009

ARE YOU THE OWNER OF THE PROPERTY? YES  NO

3. NAME OF PROPERTY

HISTORIC NAME Washington Hardware & Whites Furniture

OTHER NAMES \_\_\_\_\_

4. LOCATION OF PROPERTY

ADDRESS 6 W. and 2 W. Kennewick Ave

CITY Kennewick STATE WA COUNTY Benton ZIP 99336

5. CLASSIFICATION OF PROPERTY

OWNERSHIP OF PROPERTY

PRIVATE  
 PUBLIC - LOCAL  
 PUBLIC - STATE  
 PUBLIC - FEDERAL

CATEGORY OF PROPERTY

BUILDING  
 SITE  
 STRUCTURE  
 OBJECT

6. CURRENT USE: Currently being Demoad

7. DESCRIPTION (ARCHITECTURAL CLASSIFICATION IF KNOWN)

?

8. BUILDING MATERIALS:

FOUNDATION Concrete/Wood

WALLS Concrete/Wood / Brick

ROOF Flat regular roofing

OTHER \_\_\_\_\_

**9. STATEMENT OF SIGNIFICANCE (CHECK AS MANY AS APPLY; ONLY ONE NEEDED TO QUALIFY):**

IT IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF NATIONAL, STATE OR LOCAL HISTORY.

IT EMBODIES THE DISTINCTIVE ARCHITECTURAL CHARACTERISTICS OF A TYPE, PERIOD, STYLE OR METHOD OF CONSTRUCTION, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS MAY LACK INDIVIDUAL DISTINCTION.

IT IS AN OUTSTANDING WORK OF A DESIGNER, BUILDER OR ARCHITECT WHO HAS MADE A SUBSTANTIAL CONTRIBUTION TO THE ART.

IT EXEMPLIFIES OR REFLECTS SPECIAL ELEMENTS OF THE CITY'S CULTURAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING OR ARCHITECTURAL HISTORY.

IT IS ASSOCIATED WITH THE LIVES OR PERSONS SIGNIFICANT IN NATIONAL, STATE OR LOCAL HISTORY.

IT HAS YIELDED OR IS LIKELY TO YIELD IMPORTANT ARCHAEOLOGICAL INFORMATION.

IT IS A BUILDING OR STRUCTURE REMOVED FROM ITS ORIGINAL LOCATION BUT WHICH IS SIGNIFICANT PRIMARILY FOR ARCHITECTURAL VALUE, OR WHICH IS THE ONLY SURVIVING STRUCTURE SIGNIFICANTLY ASSOCIATED WITH A HISTORIC PERSON/PERSONS OR EVENT.

IT IS A BIRTHPLACE OR GRAVE OF A HISTORICAL PERSON OF OUTSTANDING IMPORTANCE AND IS THE ONLY SURVIVING STRUCTURE OR SITE ASSOCIATED WITH THAT PERSON.

IT IS A CEMETERY WHICH DERIVES ITS PRIMARY SIGNIFICANCE FROM AGE, FROM DISTINCTIVE DESIGN FEATURES, OR FROM ASSOCIATION WITH HISTORIC EVENTS OR CULTURAL PATTERNS.

IT IS A RECONSTRUCTED BUILDING THAT HAS BEEN EXECUTED IN A HISTORICALLY ACCURATE MANNER ON THE ORIGINAL SITE.

IT IS A CREATIVE AND UNIQUE EXAMPLE OF FOLK ARCHITECTURE AND DESIGN CREATED BY PERSONS NOT FORMALLY TRAINED IN THE ARCHITECTURAL OR DESIGN PROFESSIONS AND WHICH DOES NOT FIT INTO FORMAL ARCHITECTURAL OR HISTORICAL CATEGORIES.

**10. BIBLIOGRAPHICAL REFERENCES AND/OR SUPPORTING DOCUMENTATION, IF ANY:**

SIGNATURE \_\_\_\_\_

DATE 3/16/26

## Washington Hardware & Furniture Company – Timeline

### 1905-1912 – H.A. Howe Hardware is formed by Henry Howe

\* 1905 - H.A. Howe Hardware opens & operates out of the “Old Stand of the J.J. Reed Co” and sells: farming implements, seeds, paints, oils, guns, ammo, plumbing services, pumps & parts, stoves, furnaces, furniture, window shades, carpet, refrigerators, dishes, glassware, baby carts, tents & awnings.

\* 1906 - Howe takes Irvin N. Muller onto his staff, a licensed embalmer, plumber & tinner (who later starts Muller's Funeral Homes a business still in operation today) – *Kennewick Courier* Dec 22, 1905, March 29, 1907 & June 11, 1909

\* 1907 – I.N. Muller of H.A. Howe Hardware purchases a new black hearse – *Kennewick Courier* March 29, 1907

\* 1909 – Howe builds a new residence in Beach's Addition next door to his father Oscar Howe – *Kennewick Courier* March 5, 1909

\* 1909 – **Howe proceeds with plans for new re-enforced concrete 50x100ft building on Kennewick's first addition Block 1, Lots 20, 21 & 22 – *Kennewick Courier* Sept 3, 1909**

\* 1910 – **Construction on H.A. Howe's new building Emigh-Howe Building begins on 2<sup>nd</sup> Street (address now known as 6 W Kennewick Ave)**

\* 1911 – **H.A. Howe's new building; Emigh-Howe Building is completed & is home to H.A. Howe Hardware & The Toggery (men's clothing; J.A. Bellows) both on the main floor – *Kennewick Courier* - March 8, 1912 & July 26, 1912**

\* 1911 – 15 year old Joseph Evans breaks into Howe's Hardware and The Toggery both located in the Emigh-Howe building & got away with a collection of knives. *Kennewick Courier* Dec 1, 1911

\* 1912 – A spark from an iron steam trench digger “Iron Dago” lit an empty oil barrel on fire and quickly spread to packing boxes & trash in the alley of the Emigh-Howe building behind Kjosness Hardware & The Toggery, the blaze was discovered by G.A Hamilton who had a nearby barn that would have been in ashes had he not discovered the blaze in time. *Kennewick Courier* July 26, 1912

– **Henry A. Howe (1867-1924)** & family moved to Kennewick from Mt. Vernon, South Dakota in 1905 and purchased J.J. Reed Hardware & Furniture stock. Prior to forming H.A. Howe Hardware Co. was President of the Bank of Kennewick and was also President of the Kennewick Commercial Club. An article in the *Kennewick Courier* dated Dec 4, 1908 also states he was appointed as Kennewick Mayor for 1909, but other records show L.E. Johnson as mayor during 1909, so that requires further verification.

– **Frank Emigh** was the owner of Cascade Lumber Company & was Manager of Square Deal Realty Co. Emigh's house still stands today at 204 E Kennewick Ave, Emigh's home was located near Howe's in Beach's Addition

## **Business Offices known to have been on the 2<sup>nd</sup> floor of the Emigh-Howe Building**

**1911-1923** dates vary for each (currently referred to as the 3<sup>rd</sup> floor)

- \* Dr. J.B. Schlund – Dentist
- \* W.R. Weisel Co. – Real Estate
- \* Dr. L.G. Spaulding – Physician & Surgeon (*moves to Richardson/Transfer Bldg in 1920s for a short time*)
- \* Dr. C.V. Delepine – Physician & Surgeon
- \* Ernest Kolb – Attorney & Counsellor
- \* Robert Lundy – Chiropractor
- \* Dr. C.D. Hopper – Physician & Surgeon
- \* American Legion – Post No.33 – Robert Ely
- \* Dr. B.L. Cole – Dentist
- \* Dr. C. Haworth – Dentist
- \* H.A. Call, D.C. Ph.C - Chiropractor

## **1912-1915 – Henry A. Howe sells H.A. Howe Hardware to Gus P. Kjosness of Spokane**

\* **1912** – Gus Kjosness renames H.A. Howe Hardware to Kjosness Mercantile Company  
*Kennewick Courier - March 8, 1912 – Mr Howe retains ownership of the Emigh-Howe building*

## **1915-1920 – Gus P. Kjosness sells Kjosness Mercantile to M.W. Mattecheck**

\* **1915** – Mattecheck renames Kjosness Mercantile Co to Mattecheck Hardware Co and hires C.A. Doan as store manager

\* **1916** – Jas. K. Hawkins purchases the first bean & pea thresher in the valley from Mattecheck Hardware & A.P. Olinge from the Moline Plow Company gives an illustrated lecture for the plow company at Mattecheck Hardware Co on Oct 31, 1916 – *Kennewick Courier-Reporter July 27 & Oct 26, 1916*

\* **1917** – Mattecheck Hardware Company secures the local Chevrolet agency and 2 cars from the first shipment of 8 went out in July of 1917. The Chevrolet 'Baby Grand' arrives to Mattecheck Hardware in September of this year. *Kennewick Courier-Reporter – July 19, 1917*

## **1920-1926 – M.A. Mattecheck partners with 2 of his employees Otto H Hauelsen & Wilmot Gravenlund to create Washington Hardware & Furniture**

\* **1920** – Mattecheck Hardware is awarded the plumbing & heating contract for the new Kennewick 3 room grade schoolhouse to be built by A.V. McReynolds. – *Kennewick Courier-Reporter – Sept 16, 1920*

\* **1920** – Mattecheck Hardware & the Charles Haas Bakery (*The bakery was located in what is now known as Rockabilly Roasters in the PJ Murphy building*) were burglarized, the robber or robbers got away with several watches and about 20 pocket knives from the hardware store and some small change from the bakery cash register. – *Kennewick Courier-Reporter – Sept 16, 1920*

\* 1920 - Mattecheck choses to get out of the Hardware & Furniture business, the company has been on the market & unable to find a buyer & he is reducing his stocks until he can find a suitable purchaser – *Kennewick Courier-Reporter* Oct 7, 1920

\* 1920 - Mattecheck who also owns the Princess Theater sells it to W.R.K. Culler of Seattle & progresses in his sale of Mattecheck Hardware – *Kennewick Courier-Reporter* Oct 28, 1920

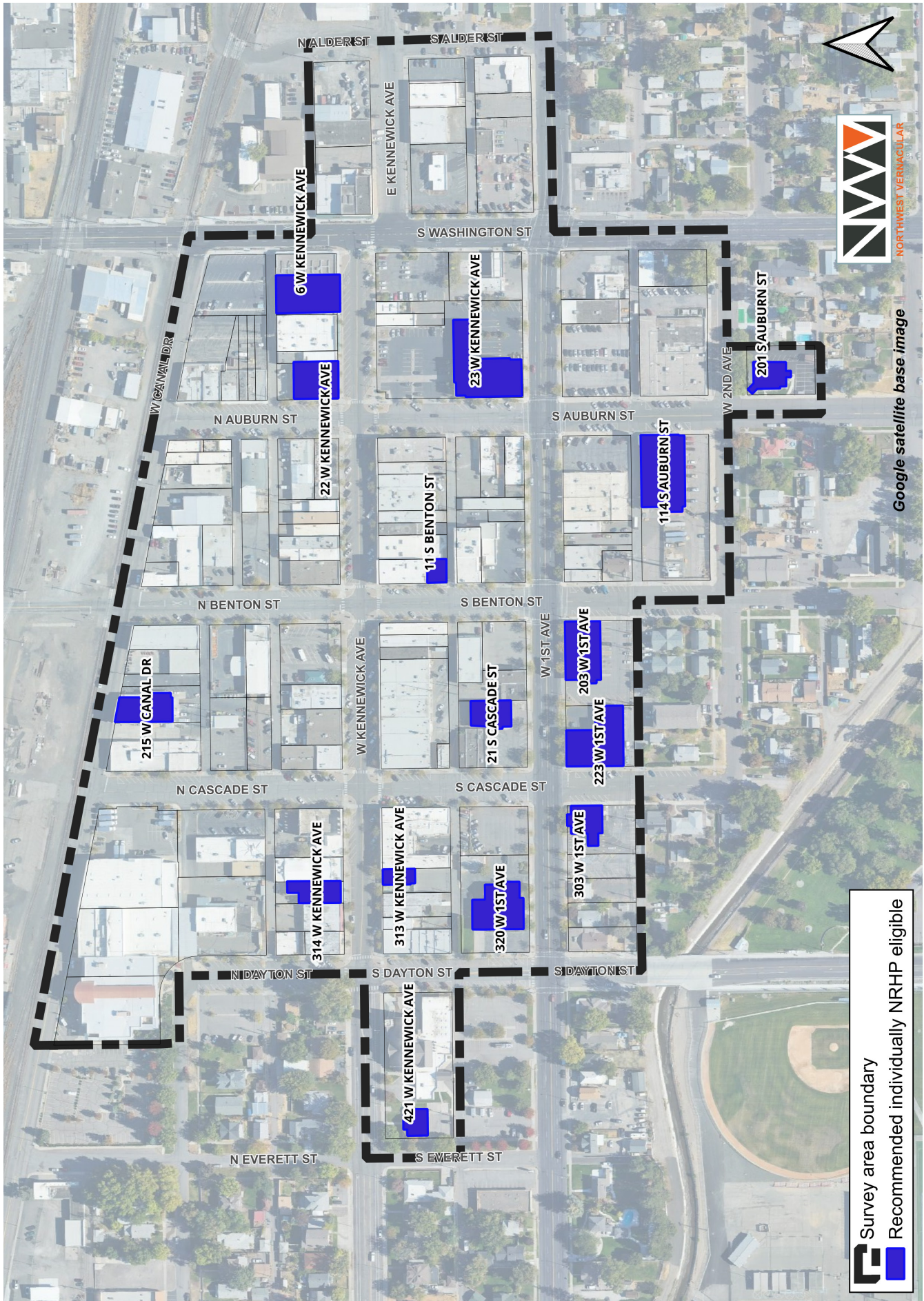
\* 1920 – Mattecheck Hardware is dissolved & gives way for Washington Hardware & Furniture Company. Mattecheck organizes with Otto Haeuisen & Wilmot Gravenlund to create the new company. – *Kennewick Courier-Reporter* Nov 25, 1920

\* 1921 – Mr & Mrs Richard Craver move into apartment in Emigh-Howe Bldg after the rooms are renovated for their use. – *Kennewick Courier-Reporter* Jan 20, 1921

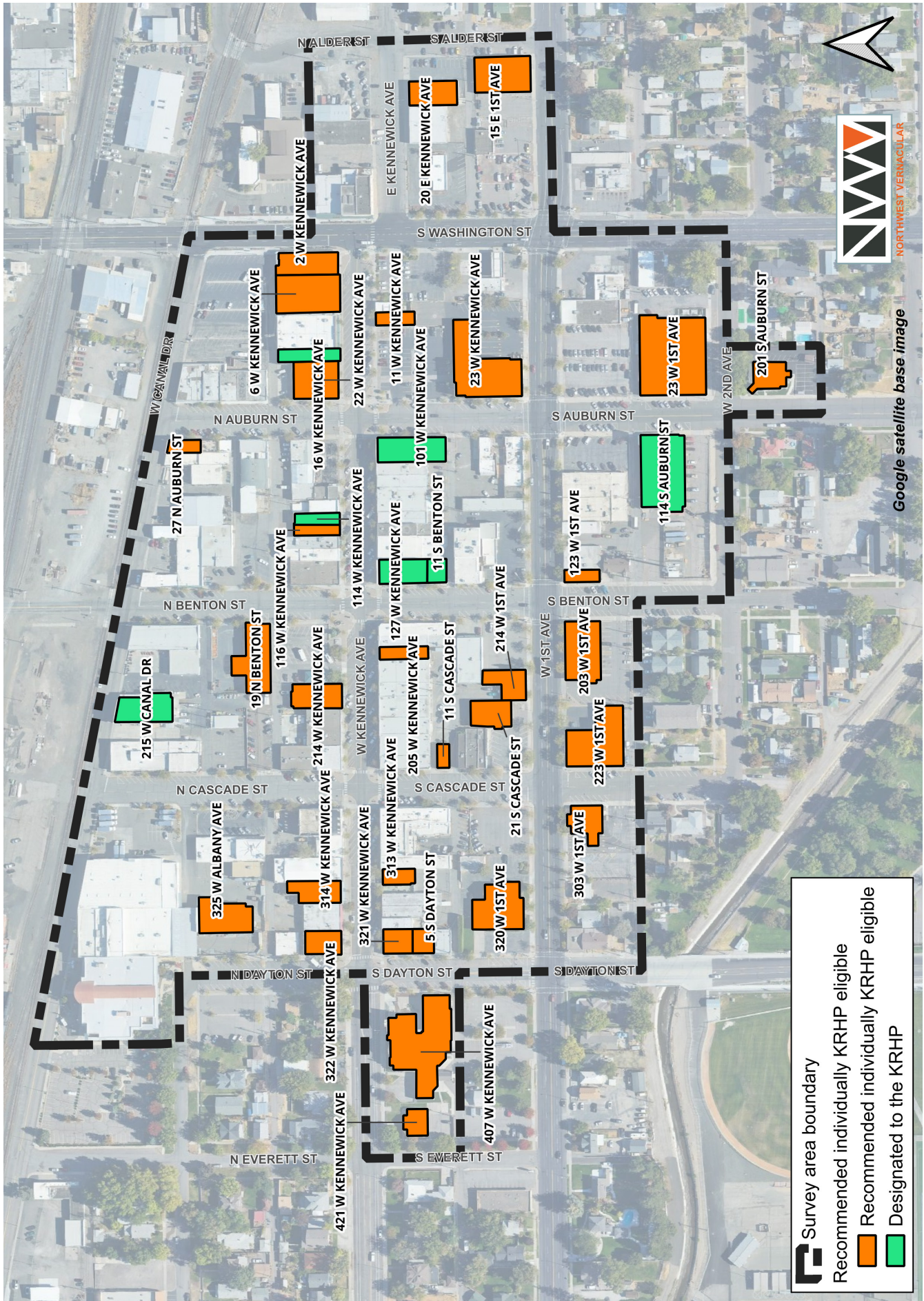
\* 1922 – Mr Otto Haeuisen spends a week attending the Hardware convention being held in Spokane – *Kennewick Courier-Reporter* Jan 19, 1922

\* 1923 – Mr & Mrs Otto Haeuisen leave (moves to) for Riderwood, California (*farewell party Tues May 1, 1923*) – *Kennewick Courier-Reporter* May 3, 1923

\* 1926 – Washington Hardware & Furniture Company. Mattecheck & Gravenlund get a Business Divorce. Wilmot Gravenlund reorganizes to become in full charge of the company. – *Kennewick Courier-Reporter* Nov 25, 1926



Map 4. NRHP Individual Eligibility



Google satellite base image

-  Survey area boundary
-  Recommended individually KRHP eligible
-  Designated to the KRHP

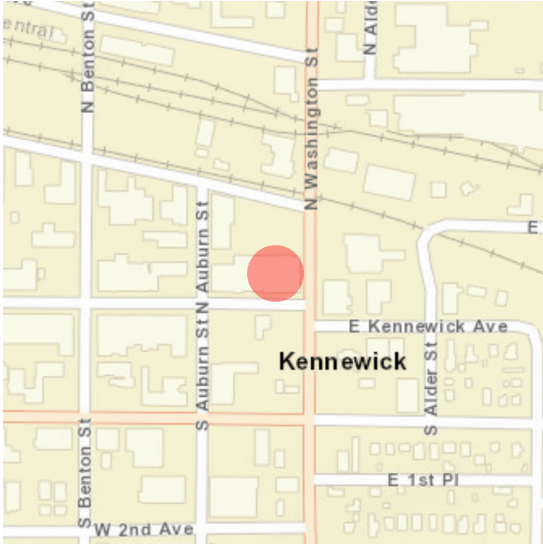
Map 5. KRHP Individual Eligibility

# Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

## Location



**Address:** 6 W Kennewick Ave, Kennewick, Washington, 99336

**Geographic Areas:** T08R29E01, Benton County, PASCO Quadrangle, Kennewick Certified Local Government, Congressional District 4, 8, Site class C, very low

## Information

**Number of stories:**

**Construction Dates:**

Construction Type	Year	Circa
Built Date	1910	<input checked="" type="checkbox"/>
Remodel	1976	<input checked="" type="checkbox"/>
Addition	1983	<input checked="" type="checkbox"/>

**Historic Use:**

Category	Subcategory
Commerce/Trade	Commerce/Trade - Specialty Store
Recreation and Culture	Recreation and Culture - Music Facility
Commerce/Trade	Commerce/Trade - Specialty Store
Recreation and Culture	Recreation and Culture - Music Facility

**Historic Context:**

Category
Architecture



# Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

## Architect/Engineer:

Category	Name or Company
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## Thematics:

### Local Registers and Districts

Name	Date Listed	Notes
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## Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2024-04-02238, , Downtown Kennewick RLS		Survey/Inventory	
2025-04-02528, , Architect File 3		Survey/Inventory	



# Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716



6wKennewickAve\_Kennewick (3).JPG



6wKennewickAve\_Kennewick (2).JPG



6wKennewickAve\_Kennewick (1).JPG



6w\_KennewickAve\_Kennewick1.jpg



North facade.



Southeast corner.



# Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

## Inventory Details - 4/19/2024

**Common name:** Emigh-Howe Building; True Value Hardware Building

**Date recorded:** 4/19/2024

**Field Recorder:** Katie Pratt, Spencer Howard

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Two-Part Block
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Cladding	Metal - Screen
Cladding	Concrete - Poured
Cladding	Brick - Stretcher Bond
Structural System	Masonry - Poured Concrete
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Modern

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** Yes

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No



## Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

**Significance narrative:** The resource does appear individually eligible for National Register of Historic Places listing. The resource is not within a listed or eligible National Register of Historic Places historic district.

The resource retains integrity of location, setting, feeling, association, materials, design, and workmanship based on the comprehensive remodel.

The resource does appear individually eligible under criterion A, under the areas of significance of commerce and entertainment/recreation as it retains the ability to convey important historical associations with both the city's early development following incorporation as well post-World War II era growth and development. The entertainment/recreation associations are based on the former second floor dance hall function. Confirmation of that this space remains is needed to confirm eligibility under this area of significance. Extant physical features conveying the commerce associations include the building's style (Modern), form (two-part block, also conveys the recreation/culture area of significance), cladding (brick, metal screen, concrete), roof type (flat with parapet), and storefront windows (aluminum). Research did not identify a specific event associated with the resource.

The resource does not appear individually eligible under criterion B, as preliminary research did not identify an association with an important person in history.

The resource does appear individually eligible under criterion C, under the area of significance of architecture, since the resource retains integrity and possess distinctive characteristics relative to its type or period of construction, including the use of the building's style (Modern), form (two-part block), cladding (brick, metal screen, concrete), roof type (flat with parapet), and storefront windows (aluminum). The front facade design with the expansive metal screen, retention of the concrete cornice, and added canopy, brick, and storefront represent both a comprehensive and notable for the scale design within Kennewick. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value.

The resource does not appear individually eligible under criterion D, as preliminary research did not identify any important information that can contribute to our understanding of human history.



## Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

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### Physical description:

Built ca. 1910, based on Sanborn Fire Insurance map and USGS aerial data, this two-story, Modern style (based on the comprehensive remodel), two-part block form building features a rectangular plan.

A concrete foundation supports the concrete structure. Exterior finishes consist of concrete (side wall and decorative front cornice), metal screen (front facade), and stretcher bond brick veneer.

The building features a flat roof with parapet and asphalt composition roofing. A broad flat canopy projects off the front facade with an aluminum fascia.

The building has aluminum and steel (or similar, side facade second story) windows.

The main front entrance is centered on the facade and recessed. Single light aluminum doors flanked by aluminum frame side lights comprise the storefront assembly. Narrow transoms extend above the doors.

Alterations include slight plan, slight cladding, and slight window changes. In 1976 the building underwent a comprehensive exterior remodel adding the metal screen and brickwork. The north rear addition was added ca. 1983 (between 1982 and 1988) based on USGS aerials. The building is not extant in a 1909 Sanborn map, but extant in a 1925 Sanborn map, at which time the second floor functioned as a dance hall with ground floor furniture store.

### Bibliography:

Sanborn Fire Insurance Map from Kennewick, Benton County, Washington. Accessed through <https://www.loc.gov/collections/sanborn-maps/>. 1905, 1909, 1925, and 1942.

U.S. Geological Survey aerials. Accessed through <https://earthexplorer.usgs.gov/>. 1948, 1952, 1982, 1988, 1991, 1996, 2006, 2011, and 2021.



# Historic Property Report

Historic Name: Washington Hardware Building

Property ID: 733716

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## Inventory Details - 10/28/2025

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**Common name:**

**Date recorded:** 10/28/2025

**Field Recorder:** Michael Houser

**Field Site number:**

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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**Significance narrative:** The Emigh-Howe Building, completed in 1911, stands as one of the early landmarks of downtown Kennewick. Curious about its history, we spent the past week poring over editions of the Kennewick Courier and Kennewick Courier-Reporter—both of which are available to explore online—and uncovered the following story. Construction began in 1910 under the direction of H.A. Howe, who had started taking bids for the project in late 1909. Frank Emigh assisted Howe in building the structure, which would soon become home to several of Kennewick’s earliest enterprises.

Howe operated his hardware store in the building and also ran the Kennewick Undertaking Company, which provided embalming services and funeral goods. One of his employees, Irvin Nicholas “I.N.” Mueller, briefly worked as an embalmer there before leaving in 1910 to establish Mueller Funeral Home—a business that continues to operate in downtown Kennewick today. The Emigh-Howe Building also hosted other tenants, including the medical office of Dr. L.G. Spaulding, one of Kennewick’s first physicians, as well as a dentist and a real estate agency.

By early 1912, declining health prompted Howe to retire from business. He sold his interests to G.P. Kjosness in March of that year. From 1912 to 1915, the store operated as the Kjosness Mercantile Co., before being sold to M.W. Mattecheck, a former bank teller who also owned the Princess Theater (later known as the Roxy Theater). Mattecheck renamed the business Mattecheck Hardware Co. and hired Wilmot Gravenslund around 1918. After struggling to sell the store, Mattecheck partnered with Otto Haeisen and Gravenslund in November 1920, forming the Washington Hardware and Furniture Company. Though the three men shared management duties, Mattecheck retained majority ownership.

In May 1927, Mattecheck retired and sold his interest to Percy J. Pugh, who renamed the business Washington Hardware Company—a name he promoted heavily that year. Pugh maintained majority ownership until February 1931, when he sold his shares to Gravenslund before returning to his native Oregon.

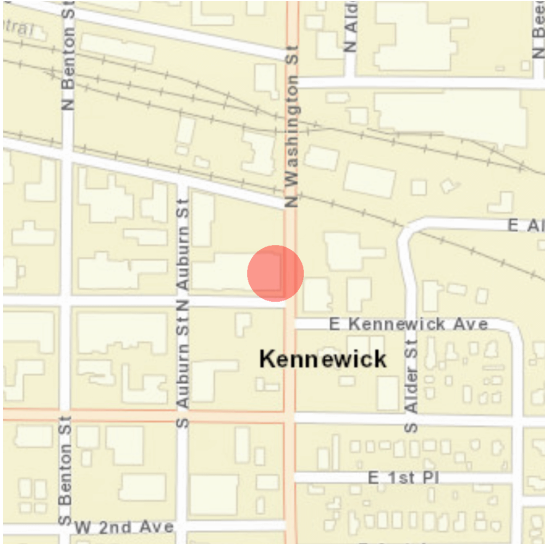
From that point on, the Gravenslund family became synonymous with Washington Hardware. Three generations have operated the store, making it a downtown Kennewick mainstay for more than a century. Though its hours are now limited, Washington Hardware continues to serve as a living link to Kennewick’s early days.

# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

## Location



**Address:** 2 W Kennewick Ave, Kennewick, WA 99336

**Geographic Areas:** Benton County, Kennewick Certified Local Government, T08R29E01, PASCO Quadrangle, Congressional District 4, 8, Site class C, very low

## Information

**Number of stories:**

**Construction Dates:**

Construction Type	Year	Circa
Built Date	1965	<input checked="" type="checkbox"/>

**Historic Use:**

Category	Subcategory
Commerce/Trade	Commerce/Trade - Specialty Store
Commerce/Trade	Commerce/Trade - Specialty Store

**Historic Context:**

Category
Architecture

**Architect/Engineer:**

Category	Name or Company
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# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-09-00194, , Assessors Data Project: Benton County A		Not Determined	
2024-04-02238, , Downtown Kennewick RLS		Survey/Inventory	

# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

## Photos



South facade.



Parkade\_Tri\_City\_Herald\_1968\_05\_01\_58.jpg



Northeast corner.



East facade.



2wKennewickAve\_Kennewick.JPG



Original HPI form(s)



# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

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## Inventory Details - 1/1/1900

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**Common name:**

**Date recorded:** 1/1/1900

**Field Recorder:**

**Field Site number:** 03-01

**SHPO Determination**

## Detail Information

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### Surveyor Opinion

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Property appears to meet criteria for the National Register of Historic Places: No



# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

## Inventory Details - 9/1/2011

**Common name:**

**Date recorded:** 9/1/2011

**Field Recorder:** Artifacts Consulting, Inc.

**Field Site number:** 03-01

**SHPO Determination**

## Detail Information

**Characteristics:**

Category	Item
Form Type	Commercial

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No

**Significance narrative:** Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Project methodology entailed use of the University of Washington's State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel.

Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

**Physical description:** The building at 2 W Kennewick Avenue, Kennewick, is located in Benton County. According to the county assessor, the structure was built in 1965 and is a commercial business.



# Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

## Inventory Details - 4/19/2024

**Common name:**

**Date recorded:** 4/19/2024

**Field Recorder:** Katie Pratt, Spencer Howard

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial - Enframed Window Wall
Roof Type	Flat with Parapet
Roof Material	Asphalt/Composition
Structural System	Metal - Steel
Cladding	Metal
Cladding	Wood - Fiberboard
Plan	Rectangle

### Styles:

Period	Style Details
Modern Movement (1930-1970)	Populuxe/Googie

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No



## Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

**Significance narrative:** The resource does not appear individually eligible for National Register of Historic Places listing. The resource is not within a listed or eligible National Register of Historic Places historic district.

While the resource retains integrity of location, setting, feeling, and association, it has diminished integrity of materials, design, and workmanship due to the alterations.

The resource does not appear individually eligible under criterion A, as it lacks the ability to convey the historical associations of the pattern of events significant to the historical development of Kennewick's downtown. Research did not identify a specific event associated with the resource.

The resource does not appear individually eligible under criterion B, as preliminary research did not identify an association with an important person in history.

The resource does not appear individually eligible under criterion C, since the resource has diminished integrity of materials, design, and workmanship due to alterations. Research did not identify methods of construction unique to the resource and the resource does not possess high artistic value. Further research to identify the original architect and builder along with comparative example research could yield significant associations that could change eligibility.

The resource does not appear individually eligible under criterion D, as preliminary research did not identify any important information that can contribute to our understanding of human history.

**Physical description:** Built ca. 1965, based on Sanborn Fire Insurance map and USGS aerial data, this one story, Populuxe/Googie style, enframed window wall form building features a rectangular plan.

A concrete foundation supports the steel structure. Exterior finishes consist of metal, wood fiberboard (added over the original plywood), and plywood.

The building features a flat roof with an angled parapet and asphalt composition roofing. An aluminum fascia extends along the edge of the wide perimeter canopy. Tapered steel beams support the canopy.

The building has fixed single light storefront windows in aluminum frames.

The main south entrance consists of a recessed entrance with a pair of single light aluminum doors flanked by side lights with transoms above.

Alterations include moderate cladding changes. The plan and windows remain intact. The original plywood remains behind the fiberboard additions.



## Historic Property Report

Historic Name: Washington Hardware Annex

Property ID: 13135

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### **Bibliography:**

Bruce, Robin. An Inventory, Evaluation, and Context History of Thirty-Three Historic Buildings in the City of Kennewick's Downtown, Benton County, Washington. City of Kennewick, 2005.

Sanborn Fire Insurance Map from Kennewick, Benton County, Washington. Accessed through <https://www.loc.gov/collections/sanborn-maps/>. 1905, 1909, 1925, and 1942.

U.S. Geological Survey aerials. Accessed through <https://earthexplorer.usgs.gov/>. 1948, 1952, 1982, 1988, 1991, 1996, 2006, 2011, and 2021.