



9/18/2018

HISTORIC PRESERVATION COMMISSION AGENDA
Cascade Conference Room

4:30 p.m.

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 dated August 21, 2018
- b. Approval of Agenda

3. **VISITORS NOT ON AGENDA:**

- a.

4. **OLD BUSINESS:**

- a. Application for Certificate of Appropriateness at 308 W. Kennewick Avenue. Addition of covered outdoor eating area at back of building.
- b. Survey for homes on East 1st, 2nd & 3rd – Grant opportunities
- c. Annual Award Status

5. **NEW BUSINESS:**

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

7. **ADJOURNMENT:**

HISTORIC PRESERVATION COMMISSION

August 21, 2018

MEETING MINUTES

Call to Order

Vice-Chair Dave Robertson called the meeting to order at 4:35 pm. Ms. Didier called roll.

Present: Commissioners Becky Wedberg, Kathy White, Paul Scharold, Alyssa Reil, and Vice Chair Dave Robertson.

Excused: Ted Luvaas

Unexcused: None

Staff: Steve Donovan, Planner and Melinda Didier, Recorder

Quorum was met.

CONSENT AGENDA

- a. Approval of Minutes dated June 19, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report into Record

Ms. Wedberg moved to approve the consent agenda; Ms. White seconded the motion. The motion carried unanimously.

VISITORS NOT ON AGENDA:

- a. None

OLD BUSINESS

- a. **Annual Award/Work Plan** – Mr. Robertson submitted a list of three (3) nominations for the Annual HPC Award: Residential – 109 N. Yelm St., current owners Dave & Cheryl Rockstrom; Commercial – 400 W. Columbia Dr., Zip's By The Cable Bridge, owner Emil R. Zlatich, Jr.; Church – 820 S. Buntin St., The Church of Jesus Christ of Latter Day Saints "Buntin Building" Chapel. Mr. Robertson will get the photos and information of nominated properties to the judges; no additional nominations were received at this time.
- b. **Area of survey for homes on East 1st, 2nd, 3rd** – Mr. Scharold will check City website for survey area; recommended keeping 50 or less to survey or resurvey; discussion ensued about the commission applying for a State grant to fund survey project; Ms. Reil to print grant information from Washington State.
- c. **Brochure reorder update** – Ms. Didier received delivery of 1,000 brochures from Esprit

Printing, and distributed some to the commissioners as requested.

- d. **Update on Dr. Coler application to have his home placed on the Local Register of Historic Places** – Ms. Didier mailed applications to both Dr. Coler and Ms. Karen Sullivan as requested. As of today's date, applications have not been received from either individual.

NEW BUSINESS

Ms. Reil suggested posting historical property stories from families on the City website.

REPORTS, COMMENTS OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. Scharold will research purchasing plaques for Kennewick properties currently on the Local Historic Register.

Meeting Adjourned at 5:15 p.m.



COMMUNITY PLANNING DEPARTMENT

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

FILE: 308 W. KENNEWICK AVENUE

Staff Report Date: September 14, 2018

Meeting Date and Location:

September 18, 2018, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that 308 W. Kennewick Avenue be granted a Certificate of Appropriateness.

Summary of Proposal: Terry Wilson, owner of Foodies Brick & Mortar restaurant has applied for a Certificate of Appropriateness to add a covered eating area at the back of their building.

Proposal Location: 308 W. Kennewick Avenue, west of N. Cascade Street.

Property Owner: Gary & Linda Earp
3326 W. 24th Avenue
Kennewick, WA 99337

Applicant: Terry Wilson
308 W. Kennewick Avenue
Kennewick, WA 99336

Approval Criteria: 1. KMC 18.57 – Historic Preservation

Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	September 10, 2018
Date of Mailed Notice of Public Hearing	Not Required
Date of Published Notice of Public Hearing	Not Required
Historic Preservation Commission Meeting	September 18, 2018

Exhibits:

- 1 Staff Report
- 2 Application
- 3 Application Narrative
- 4 Site Photos
- 5 Aerial Photo
- 6 Historic Property Inventory
- 7 KMC 18.57.050

Staff Analysis of Proposal & Discussion:

The property at 308 W. Kennewick Avenue is listed on the Kennewick's Register of Historic Places. 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 applicant has added a covered outdoor eating area to the back of the building without a building permit. He has been notified by the City of Kennewick Building Official that a building permit must be obtained to legalize the work performed without a permit. Prior to obtaining a building permit, a Certificate of Appropriateness needs to be issued by the Historic Preservation Commission. Modification to the existing work without a permit may be necessary to bring the structure up to building code standards and legalize the existing addition.

A survey of the building was conducted June 19, 2001 and Historic Property Inventory filled out which is attached as Exhibit 6. The survey refers to the historic site name as the "Cascade Building Addition" and per County records was built in 1940. Although there is very little background and historical significance discussed about the building included in the survey, there are photos of the front façade with text describing the "Art Moderne" style circular canopy over the main entrance to the building. The addition to the back of the building is not visible from Kennewick Avenue and only visible from a small section of N. Cascade Street.

It is staff's opinion that the addition does not match the character of the building exterior and an argument can be made not to issue a Certificate of Appropriateness. However the interior has been extensively remodeled, and since the addition is not visible from W. Kennewick Avenue and only visible from a small part of N. Cascade Street staff recommends approval of a Certificate of Appropriateness.

Findings:

1. The applicant is Terry Wilson (3326 W. 24th Avenue, Kennewick, WA 99336).
2. The owners are Gary and Linda Earp (418 E. 3rd Avenue, Kennewick, WA 99337).
3. The request for a Certificate of Appropriateness is for a 504 square foot addition at the back of the building located at 308 W. Kennewick Avenue.
4. The subject building has an “Art Moderne” style circular canopy at the building entry which is a significant feature facing W. Kennewick Avenue.
5. The building addition will not affect the front façade of the building.
6. A Tier 1 Land Use permit will need to be processed and approved prior to issuing a building permit.

Conclusions:

1. Approval will allow the applicant to proceed with processing of a Tier 1 Land Use permit and Building Permit.
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 rear addition at 308 W. Kennewick 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 rear addition at 308 W. Kennewick 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 rear addition at 308 W. Kennewick Avenue.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

EXHIBIT 2

PROJECT # SPA 18.32 PLN- 2018-01914 FEE \$ 518⁰⁰

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☒ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- N/A

Applicant: Terry Wilson

Address: 308 W Kennewick Ave Kennewick WA 99336

Telephone: 509 907-2622 Cell Phone: _____ Fax: _____ E-mail wetakepride@aol.com

Property Owner (if other than applicant): Gary Erb

Address: 308 W Kennewick Ave Kennewick WA 99336

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 1-0189-103-0006-021 Acres .33 ACRE Zoning: CBD

Address of property: 308 W KENNEWICK AVE

Number of Existing Parking Spaces _____ Number of Proposed (New) Parking Spaces NONE

Present use of property RESTAURANT

Size of existing structure: 1400 SF. sq. ft. Size of Proposed addition/New structure: 504 sq. ft.

Height of building: _____ Cubic feet of excavation: _____ Cost of new construction 3,600

Benton County Assessor Market Improvement Value: _____

Description of Project: INSTALL A 504 SF. CANOPY OVER
EXISTING OUTSIDE SEATING AREA

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 6/19/18

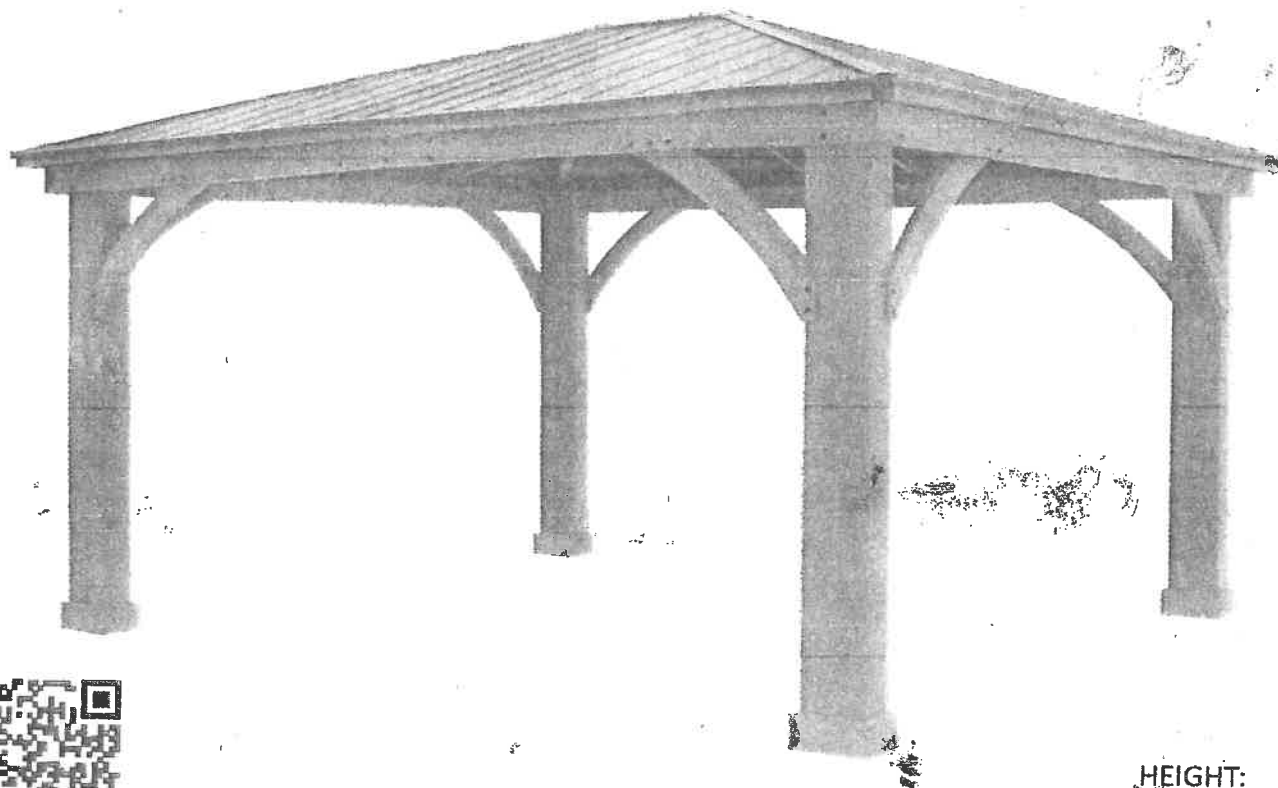
X

Signature of owner or owner's authorized representative

12' x 14' WOOD GAZEBO

with ALUMINUM ROOF

Installation and Operating Instructions – YM12941



<http://bit.ly/gazeboinstall>

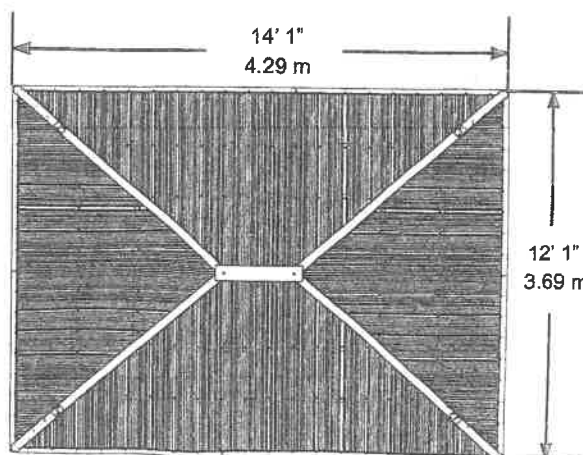
HEIGHT:
10'5" / 3.175m

Revised 12-28-2016

YARDISTRY

Yardistry – North America
Toll Free Customer Support: 1.888.509.4382
info@yardistrystructures.com
www.yardistrystructures.com

Yardistry / Selwood Products – Europe
Customer Support: +44 1284 852569
parts@selwoodproducts.com
www.selwoodproducts.com





1 in : 30'



KENNEDICK

308 W KENNEDICK AVE

Tax# 1-0189-103-0006-021

PLOT PLAN REVIEW

PERMIT # _____

BY _____

DATE _____

SOIL REPORT REQUIRED?

YES ___ NO ___

CONTACT CITY OF KENNEDICK
ENGINEERING DEPARTMENT AT
(509) 585-4284 FOR SIDEWALK
REQUIREMENTS.

LEGEND

Parcel Boundary

Easement

Building Footprint

Disclaimer

The City of Kennedick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the user's own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented. However, the City assumes no responsibility in the event that any information is incorrect. The user of this information accepts it "as-is" and assumes all liability for any dependence on this information and assumes responsibility for the information.

308 W KENNEWICK AVE
Tax# 1-0189-103-0006-021

Power line

52' from prop line

Trash Bin

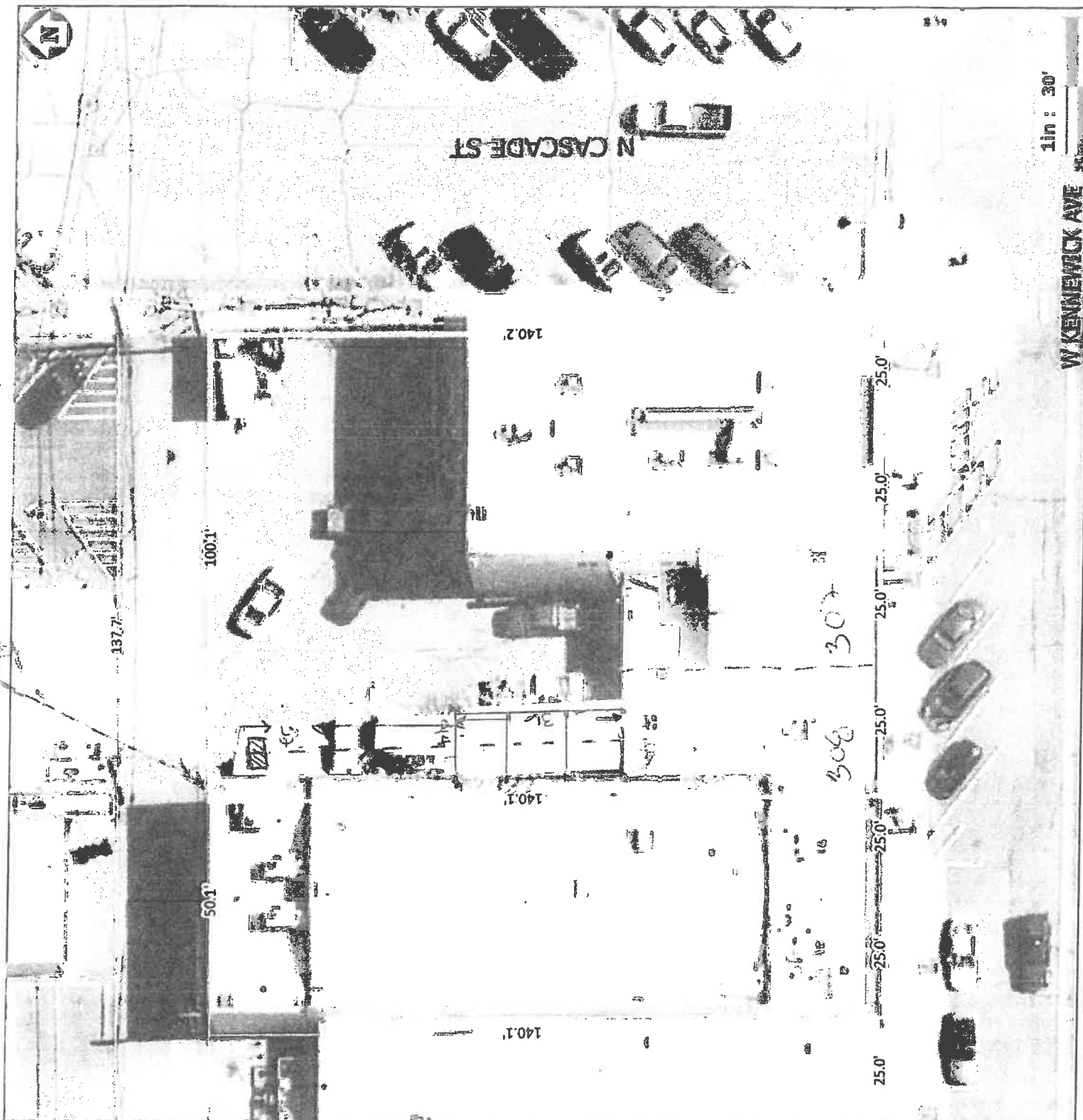
LEGEND

Parcel Boundary

Easement

Disclaimer

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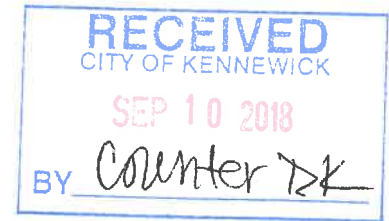


1 in : 30'

W KENNEWICK AVE

N CASCADE ST

Foodies Brick & Mortar
308 W Kennewick Ave.
Kennewick, WA 99336



9/10/18

Historical Prevention Commission,

We are in the process of making some changes to the back patio at our restaurant in downtown Kennewick: Foodies Brick and Mortar (308 N Kennewick Avenue). The city has approved the changes but informed us that before we can finalize our building permit we also have to request a certificate of appropriateness from your organization. We apologize for not getting prior approval, as we were unaware that we had to go through multiple groups until the permits were being finalized. The changes include free-standing gazebos being attached to a pre existing deck, neither of which are attached to the building itself.

Attached is all of the information you need regarding the changes, as well as photographs of the newly improved patio. If you have any questions please contact me at (509)987-2622.

Thank you,

A handwritten signature in black ink, consisting of a large, stylized 'T' followed by a series of loops and a long horizontal stroke extending to the right.

Terry Wilson



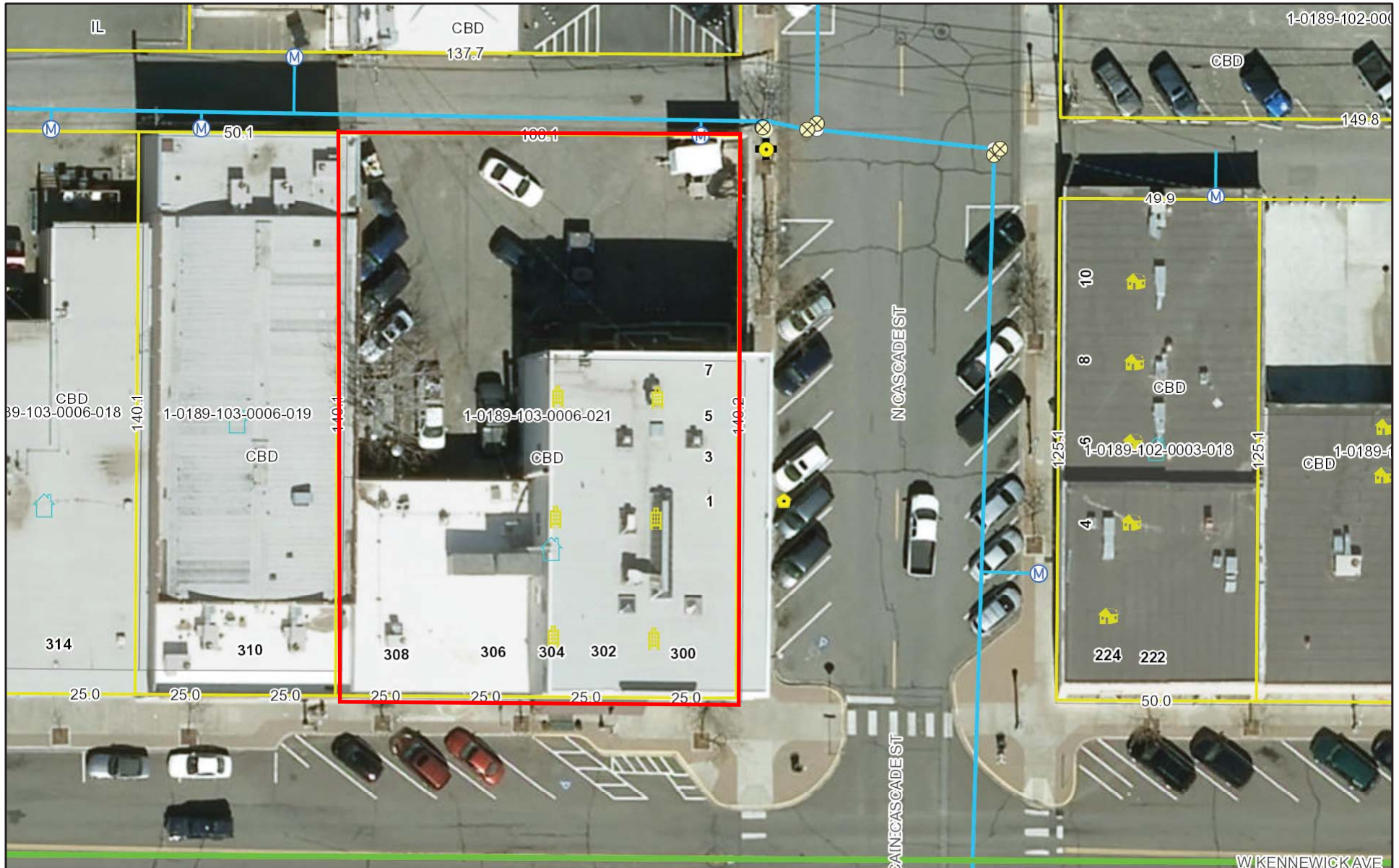






Utilities Map

EXHIBIT 5



September 13, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- | | | | |
|--|---|--|------------|
|  SewerCleanout |  Manhole |  SewerForcemain | StreetName |
| SewerManhole |  Valve |  SewerMainline | |
|  <all other values> |  SewerNode |  SewerServiceline | |



1 inch = 50 feet 1:600
 0 0.0045 0.009 0.018 mi
 0 0.005 0.01 0.02 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

Page 1 of 1

ARCS WebApp Builder
 City of Kennewick

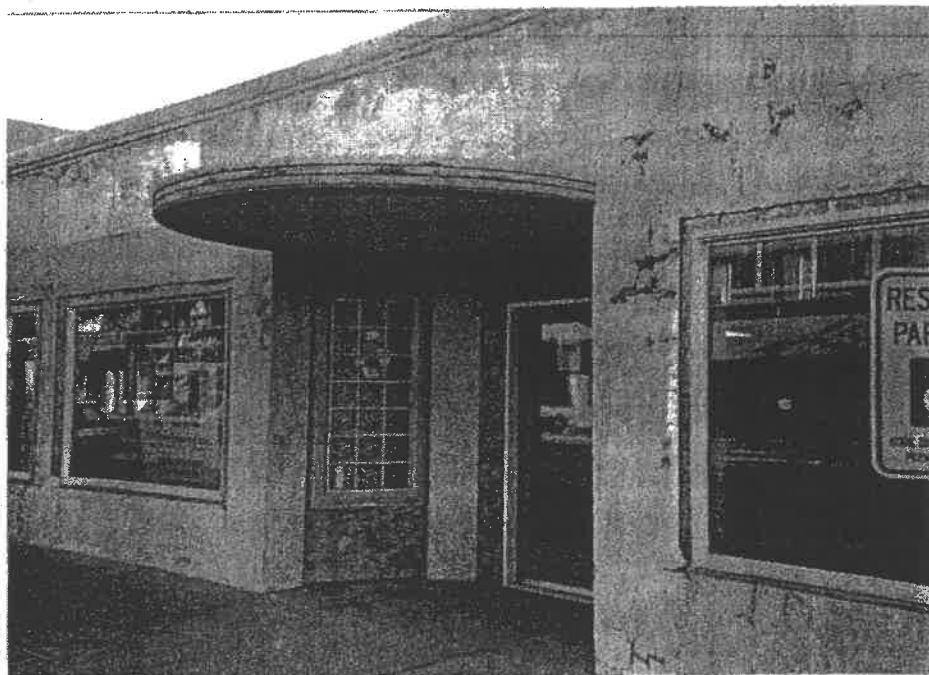
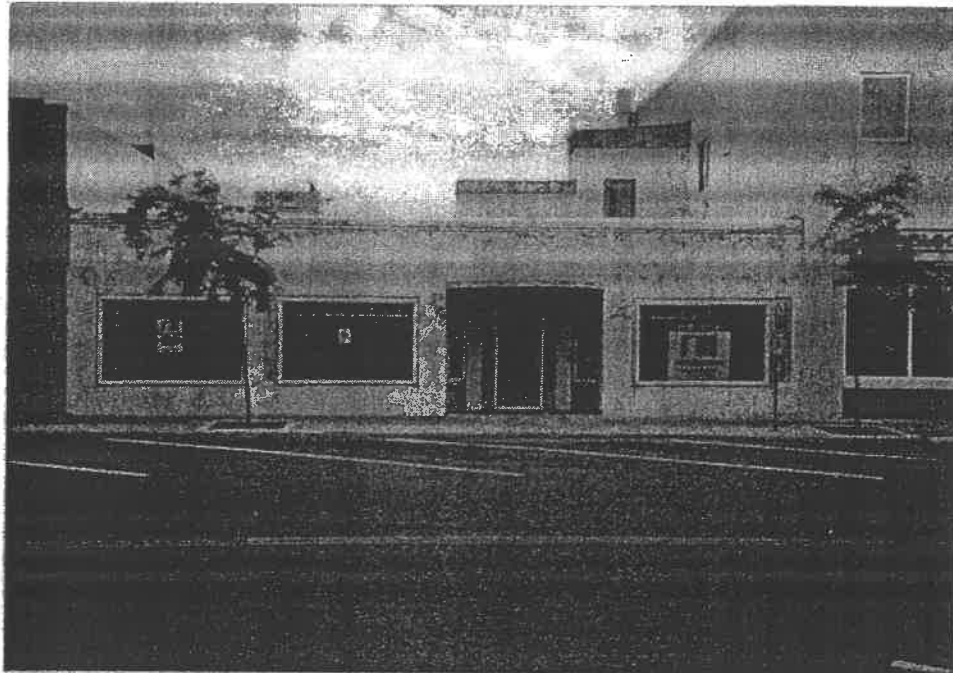
State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
4220 Golf Club Road, P.O. Box 48343
Olympia, WA 98504-8343 (360) 407-0753

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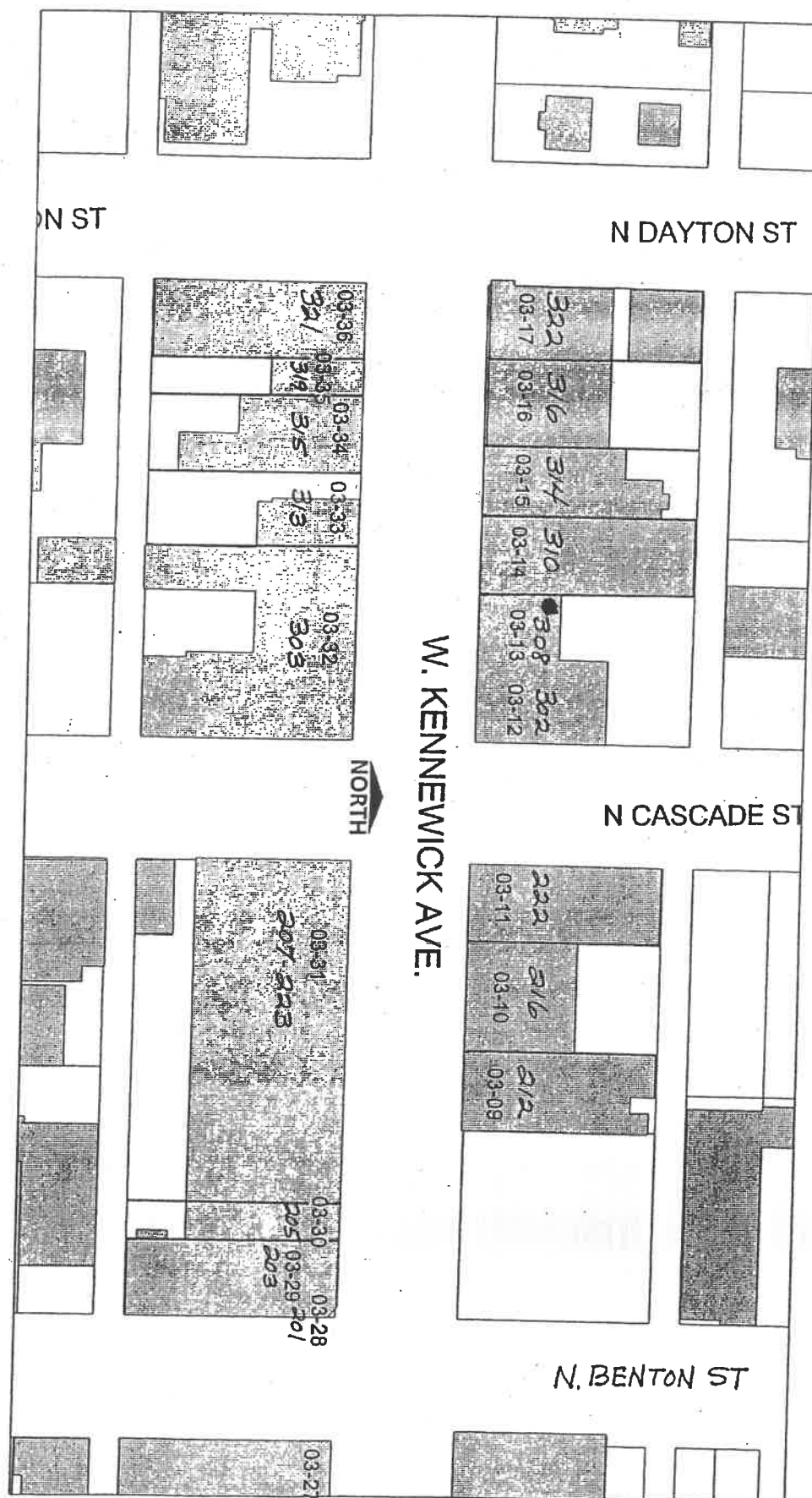
Page 1 of 3

CONTINUATION SHEET
SITE NUMBER 03-13
Roll 1, Negative 6; Roll 3, Negative 24

The top photograph shows the south (front) façade of the building at 308 W. Kennewick Avenue. The bottom shows the Art Moderne style circular canopy over the main entrance to the building.



HISTORIC INVENTORY 2001
SITE NUMBER & ADDRESS



and the owner has consented, it shall designate the property historic property and place it upon the register.

- (3) Listing.
 - (a) Properties listed on the Register of Historic Places will be recorded on official planning records with an HR (Historic Register) designation. This designation will not change or modify the underlying zone classification.
 - (b) The property owner's consent is required before the property can be listed in the Register.
 - (c) The property owner and the authors of the nomination, if different, and lessees, if any, will be notified of the listing.
- (4) Effects of Listing on the Register.
 - (a) Listing on the Register of Historic Places is an honorary designation denoting significant association with the historic, archaeological, engineering, or cultural heritage of the City. Properties are listed individually.
 - (b) Prior to the commencement of any work on a Register property, excluding ordinary repair and maintenance and emergency repair defined in Section 18.57.020(9) and (15), the owner must request and receive a Certificate of Appropriateness from the Commission for the proposed work. Violation of this rule will be grounds for the Commission to review the property for removal from the Register.
 - (c) Prior to whole or partial demolition of a Register property, the owner must request and receive a waiver of a Certificate of Appropriateness.
 - (d) Upon certification as a Certified Local Government (CLG), properties listed on the Register of Historic Places may be eligible for a special tax valuation on their rehabilitation (Section 18.57.070).
- (5) Removal of Properties from the Register. In the event that any property is no longer deemed appropriate for designation to the Register of Historic Places, the Commission, property owner, or purchaser may initiate removal from such designation by the same procedure as provided for in establishing the designation. A property may be removed from the register without the consent of the owner. (Ord. 5180 Sec. 1, 2007)

18.57.050: Review of Changes to the Register of Historic Places and Properties:

- (1) Review Required.
 - (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.
 - (b) The review will apply to all features of the property, interior and exterior that contribute to its designation. Information required by the Commission to review the proposed changes are established in its rules.
- (2) Exemptions. Ordinary repair and maintenance, which includes painting or emergency repair, do not require a Certificate of Appropriateness or review by the Commission.
- (3) Review Process.
 - (a) Requests for review and issuance of a Certificate of Appropriateness or Waiver. The Planning Director will report any application for a Building

Permit to work on a designated Register property to the Commission. He will not issue any such Building Permit until a Certificate of Appropriateness or waiver is received from the Commission.

- (b) **Commission Review.** The owner or his agent (architect, contractor, lessee, etc.) must apply to the Commission for a review of proposed changes on a Register property and request a Certificate of Appropriateness or, in the case of demolition, a waiver. Each application for review of proposed changes must be accompanied by such information as is required by the Commission for the proper review of the proposed project. The Commission will meet with the applicant and review the proposed work according to the design review criteria established in its rules. Unless legally required, there will be no notice, posting, or publication for action on the application, but all such actions will be made at regular meetings of the Commission. The Commission will complete its review and make its recommendations within 30 days of the date of receipt of the application. If the Commission is unable to process the request, it may ask for an extension of time. If the applicant does not consent to an extension, the request may be denied. The Commission's recommendations will be in writing and state the findings of fact and reasons relied upon in reaching its decision. Any conditions agreed to by the applicant in this review process will become conditions of approval of the permit. If the owner agrees to the Commission's recommendations, a Certificate of Appropriateness will be awarded by the Commission according to standards established in the Commission's rules. The Commission's recommendations and, if awarded, the Certificate of Appropriateness will be transmitted to the Director. If a Certificate of Appropriateness is awarded, the Planning Director will then issue the permit.

(4) **Demolition.** A waiver of the Certificate of Appropriateness is required before a permit can be issued to allow whole or partial demolition of a designated Register property. The owner or agent must apply to the Commission for a review of the proposed demolition and request a waiver. The applicant must meet with the Commission in an attempt to find alternatives to demolition. These negotiations may last no longer than 45 days from the initial meeting of the Commission, unless either party requests an extension. If no request for an extension is made and no alternative to demolition has been agreed to, the Commission will act on the approval or denial of the waiver of a Certificate of Appropriateness. Conditions in the case of granting a demolition permit may include allowing the Commission up to 45 additional days to develop alternatives to demolition. When issuing a Waiver, the Commission may require the owner to mitigate the loss of the Register property by means determined by the Commission. Any conditions agreed to by the applicant in this review process will become conditions of approval of the permits granted. After the property is demolished the Commission will remove the property from the Register. (Ord. 5180 Sec. 1, 2007)

18.57.060: Relationship to Zoning: Properties designated to the Register are subject to these provisions and the bulk, use, setback, and other controls of the zoning district in which they are located. Nothing contained herein shall be construed to be repealing, modifying, or waiving any zoning provisions. (Ord. 5180 Sec. 1, 2007)

From: [Becky Wedberg](#)
To: [Wes Romine](#); tnluv70@yahoo.com; [Melinda Didier](#); kacin@charter.net; [Gregory McCormick](#); DJR.Robertson@gmail.com; Paul_cc@scharold.net; thereilfamily@gmail.com
Cc: [Becky](#)
Subject: HPC Award Nominees
Date: Tuesday, August 28, 2018 10:06:51 AM

Here are my late entries:

1. Fruitland School, 201 S Garfield, Kennewick.

Fruitland was built in 1945 and served as an elementary until 1983. It was closed due to a population shift in the district to the west. Since then the building has been used as a shift since fir the district, moving schools in temporarily while their building are renovated and to house various programs. Generations of families have attended Fruitland. In a 10/08/12 Tri-City Herald article a woman shared 3 generations of her family had attended school at Fruitland.

2. St. Joseph Catholic Church. 520 S Garfield, Kennewick.

The Chapel (old church) was built in 1949 and is still used daily.

I can get more info.

Sent from my iPhone