



6/19/2018

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 May 15, 2018
- b. Approval of Agenda

3. **VISITORS NOT ON AGENDA:**

- a.

4. **OLD BUSINESS:**

- a. Public Hearing – 418 E. 3rd Avenue Application for Local Register of Historic Places.
- b. Annual Award/Work plan
- c. Brochure re-order
- d. Update on Dr. Kohler application to have his home placed on the Local Register of Historic Places.

5. **NEW BUSINESS:**

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

7. **ADJOURNMENT:**

HISTORIC PRESERVATION COMMISSION

May 15, 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, Ted Luvaas, Paul Scharold, Alyssa Reil, and Vice Chair Dave Robertson.

Excused: Chair Diane Crawford

Unexcused: None

Staff: Wes Romine, Development Services Manager and Melinda Didier, Recorder

Quorum was met.

CONSENT AGENDA

- a. Approval of Minutes dated April 17, 2018
- b. Approval of Agenda

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

VISITORS NOT ON AGENDA:

- a. None

OLD BUSINESS

- a. Application for Local Register – Mr. Romine will send out public hearing notices for the public hearing of Victor and Jennifer Morris application; meeting possibly to be held on regular June Historic Preservation Commission meeting date of June 19, 2018; meeting time to be determined after discussion of availability of applicant; preferred meeting location in Cascade Conference Room due to Council meeting in the Council Chambers.
- b. Work Plan for Remainder of the year – Pursue Council proclamation and add “Gathering Place” on Kennewick Historic Register; work with Port of Kennewick and Confederated Tribes to determine interest in being placed on the register and location of plaque; Mr. Luvaas to check with Skip Novakovich at Esprit Printing to order 500 additional HPC brochures; Ms. Reil to check into HPC informational table at the Kennewick Farmer’s Market; all commissioners to locate pre-1968 historic properties of interest; Mr. Romine

will ask Brooke Swiney in the City's GIS Department contact Mr. Scharold about a map with the year built for searching historic properties.

- c. Annual Award – Commissioners reviewed the block ad; Ms. Didier will publish it in the Tri-City Herald in July – Ms. Reil asked for the ad to be posted on the City's Facebook page as well. Commissioners will be preparing their nominations.

NEW BUSINESS

- Ms. Reil said that Dr. Kohler would like an application for his residence to be place on the local register; Ms. Reil will email the address of the residence to Ms. Didier.

Meeting Adjourned at 5:20 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE HISTORIC PRESERVATION COMMISSION

FILE: 418 E. 3RD AVENUE

Staff Report Date: June 14, 2018

Public Hearing Meeting Date and Location:

June 19, 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 418 E. 3rd Avenue be included in the Local Register of Historic Places.

Summary of Proposal: Victor Morris has applied for him and his wife, Jennifer's home at 418 E. 3rd Avenue to be included in the Kennewick Register of Historic Places.

Proposal Location: East of S. Date Street at 418 E. 3rd Avenue.

Legal Description:

LEIBEE'S FIRST ADDITION TO KENNEWICK, BLOCK 2. PUD EASEMENT,
SOUTH 10 FEET OF NORTH 140 FEET, 3-19-54.

Containing .4132 acres

Parcel No. 1-0680-302-0002-004

Property Owner: Victor and Jennifer Morris
418 E. 3rd Avenue
Kennewick, WA 99336

Applicant: Victor Morris
418 E. 3rd Avenue
Kennewick, WA 99336

Approval Criteria:

1. KMC 18.57 – Historic Preservation
2. KMC Title 4 – Administrative Procedures

Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 27, 2017
Date of Mailed Notice of Public Hearing	May 31, 2018
Date of Published Notice of Public Hearing	June 3, 2018
Historic Preservation Commission Public Hearing	June 19, 2018

Exhibits:

- 1 Staff Report
- 2 Application
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Benton County Assessor Property Details
- 6 Historic Property Inventory
- 7 KMC 18.57.040

Staff Analysis of Proposal & Discussion:

Victor Morris has applied for him and his wife, Jennifer to have their home included in the Kennewick Register of Historic Places. The home is located at 418 E. 3rd Avenue and was built in 1920 and occupied by the contractor. In 1923 the home was purchased by Carl & Maxine Schuster who were the owners of the local Texaco Service Station. The home is historically known as the Schuster Residence. The exterior of the home has retained 98% of the original 1920 design and the 1950 addition.

Per KMC 18.57.040, "Criteria for Determining Designation in the Register, Any building, structure, site, or object, may be included in the Kennewick Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the City; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and it falls in at least on the following categories;" Of the eleven categories it is staff's opinion the Shuster Residence "embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction". And also exemplifies or reflects the City's architectural, cultural, social, economic, political, aesthetic, or engineering history.

Findings:

1. The applicant is Victor Morris (418 E. 3rd Avenue, Kennewick, WA 99336).

EXHIBIT 1

2. The owners are Victor and Jennifer Morris (418 E. 3rd Avenue, Kennewick, WA 99336).
3. The proposed inclusion in the Kennewick Register of Historic Places is for parcel number 1-0680-302-0002-004 (418 E. 3rd Avenue).
4. The home was built in 1920 and is at least 50 years old.
5. The subject home embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction.
6. The subject home exemplifies or reflects the City's architectural, cultural, social, economic, political, aesthetic, or engineering history.
7. Notice of the public hearing for this application was published in the Tri-City Herald on June 3, 2018. Notices were also mailed to property owners within 300 feet of the site on May 31, 2018.

Conclusions:

1. Approval will include Victor & Jennifer Morris's home located at 418 E. 3rd Avenue, also known as the Shuster Residence, in the City of Kennewick's Local Register of Historic Places.
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 include 418 E. 3rd Avenue in the Local Register of Historic Places.

Motion:

I move that the Historic Preservation Commission concur with the findings and conclusions in the staff report and include 418 E. 3rd Avenue in the Local Register of Historic Places.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

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 11/27/2017
2. APPLICANT NAME Victor Morris
- APPLICANT ADDRESS 418 E 3rd Ave, Kennewick WA 99336
- APPLICANT PHONE NUMBER 509-586-1235
- ARE YOU THE OWNER OF THE PROPERTY? YES X NO
3. NAME OF PROPERTY
- HISTORIC NAME Shuster home
- OTHER NAMES
4. LOCATION OF PROPERTY
- ADDRESS 418 E 3rd Ave
- CITY Kennewick STATE WA COUNTY Benton ZIP 99336
5. CLASSIFICATION OF PROPERTY
- | OWNERSHIP OF PROPERTY | CATEGORY OF PROPERTY |
|------------------------------|-----------------------|
| <u>X</u> PRIVATE | <u>X</u> BUILDING |
| <u> </u> PUBLIC - LOCAL | <u> </u> SITE |
| <u> </u> PUBLIC - STATE | <u> </u> STRUCTURE |
| <u> </u> PUBLIC - FEDERAL | <u> </u> OBJECT |
6. CURRENT USE: Residence
7. DESCRIPTION (ARCHITECTURAL CLASSIFICATION IF KNOWN)
- Bungalow or cottage style
8. BUILDING MATERIALS:
- FOUNDATION concrete, cinder-block
- WALLS wood, plaster

ROOF wood, composite shingles

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:

Original Abstract of Titles from Benton County Abstract and Title Co.
for transactions from 1895 to 1942.

SIGNATURE [Signature] DATE 11/27/2017

**NOTIFICATION OF MAILING**

I, X Bianca Orozco, on May 31st, 20 18

Mailed 54 copies of NOPH

for Kennewick Historic Register - 418 E. 3rd Ave

to Applicant & surrounding property owners

as shown on the attached list.

X [Signature]

Signature

CITY OF KENNEWICK HISTORIC PRESERVATION COMMISSION**NOTICE OF PUBLIC HEARING****JUNE 19, 2018 - 4:30 p.m.**

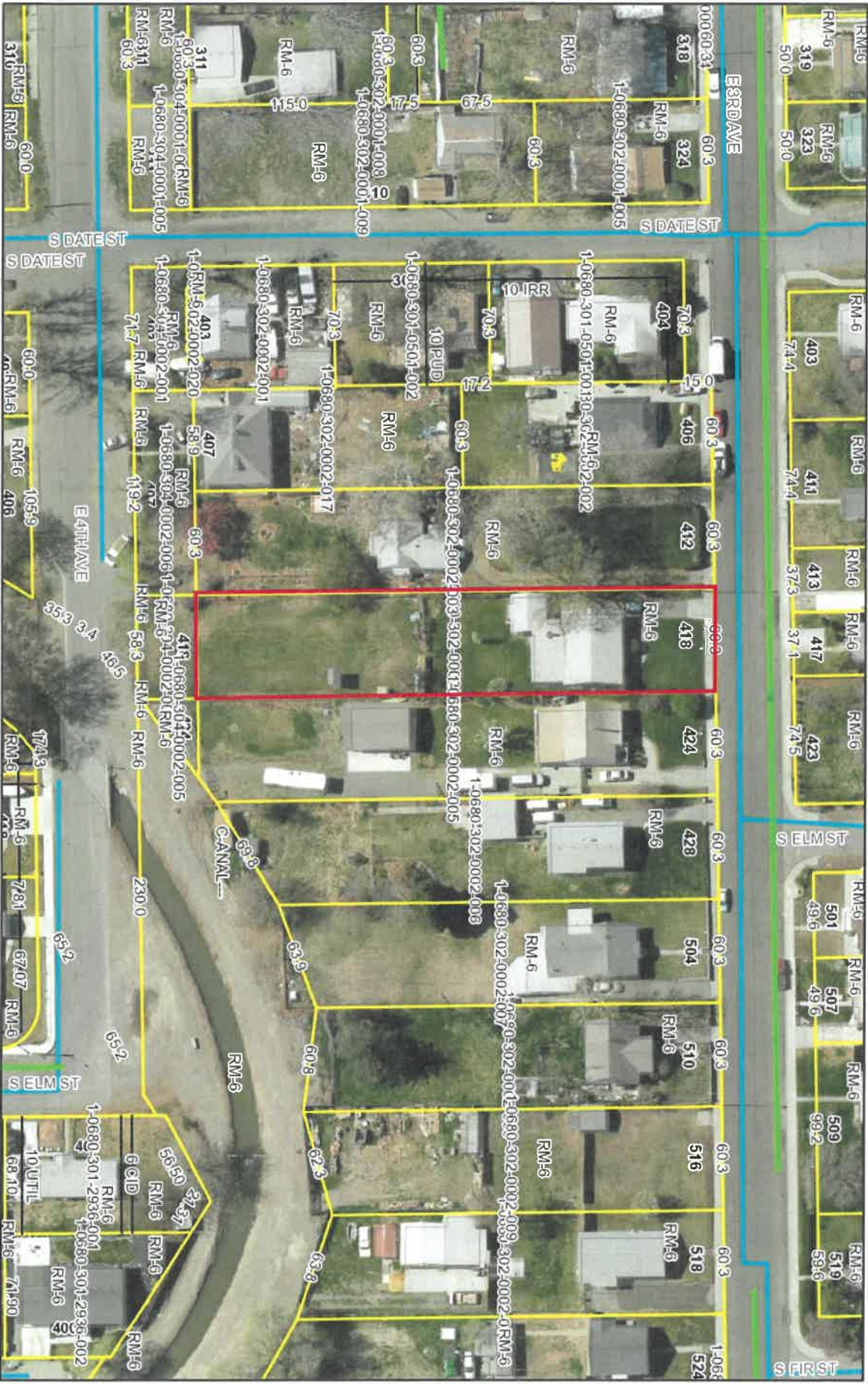
The City of Kennewick Historic Preservation Commission will hold a Public Hearing on Tuesday, June 19, 2018, at City Hall, Cascade Conference Room, 210 West 6th Avenue, at 4:30 p.m. or as soon as possible thereafter, to receive public comment on an application to add the home at 418 E. 3rd Avenue to the Kennewick Register of Historic Places. Staff will be presenting their analysis and the Historic Preservation Commission will make a decision on the item.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., June 11, 2018 to be included in the staff report. Comments after June 11, 2018 can be submitted at the Public Hearing on June 19, 2018. For questions, please call Wes Romine at (509) 585-4558.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Wes Romine at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

PUBLISH: 6-3-2018

Permitting Map



January 4, 2018 This plan is suitable for informational use only. City of Kennebec accepts no liability for any error whatsoever.

- SewerMainline
- SurveyAddressPoint
- StreetName
- WaterMainline
- <all other values>
- Apartment
- Building
- Condo
- Mobile Home
- Parcel
- SurveyAddressPointSupp
- SurveyEasement



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

37
MARIA ACEVEDO-GALVEZ
1212 W 21ST AVE
KENNEWICK, WA 99337

37
TERRY & DARLENE M ADAMS
PO BOX 5311
KENNEWICK, WA 99336

37
JOSE CAMARENA AVILA
3808 S VANCOUVER ST
KENNEWICK, WA 99337

37
BADGER CANYON PROPERTIES LLC
28805 S 855 PR SE
KENNEWICK, WA 99338

37
KATHLEEN BLACKMERE
507 E 3RD AVE
KENNEWICK, WA 99336

37
DONALD R BRADLEY JR
428 E 3RD AVE
KENNEWICK, WA 99336

37
CHERI M BUCHANAN
423 E 3RD AVE
KENNEWICK, WA 99336

37
BRIAN CARPENTER
408 S ELM ST
KENNEWICK, WA 99336

37
WILLIAM J COMSTOCK
424 E 3RD AVE
KENNEWICK, WA 99336

37
LINDA G DEEVER
412 E 3RD AVE
KENNEWICK, WA 99336

37
NORMA J DICKINSON
207 S DATE ST
KENNEWICK, WA 99336

37
TERRI DIMOND
403 E 3RD AVE
KENNEWICK, WA 99336

37
TINAE DONESOUA
402 S FIR ST
KENNEWICK, WA 99336

37
SHERYL ECKHARDT
307 S DATE ST
KENNEWICK, WA 99336

37
THOMAS L FORTIER
406 E 3RD AVE
KENNEWICK, WA 99336

37
RICHARD K GLEITSMANN
406 E 4TH AVE
KENNEWICK, WA 99336

37
HOWARD HENDERSON
307 S DATE ST
KENNEWICK, WA 99336

37
SOCORRO S HERBER
504 E 3RD AVE
KENNEWICK, WA 99336

37
DELIA HERNANDEZ
407 E 4TH AVE
KENNEWICK, WA 99336

37
DENNIS M & BARBARA J HOGG
423 S DATE ST
KENNEWICK, WA 99336

37
ANNETTE HOWELL
403 E 5TH AVE
KENNEWICK, WA 99336

37
CHRISTINA KLINE
509 E 3RD AVE
KENNEWICK, WA 99336

37
DELBERT E LONG
501 E 3RD AVE
KENNEWICK, WA 99336

37
DEBORAH L LUCKEY
15649 N 17TH AVE
PHOENIX, AZ 85023

37
MAURO & LETICIA B MARTINEZ
124 E 19TH AVE
KENNEWICK, WA 99337

37
MAURO & LETICIA B MARTINEZ
1809 JAYNE LN
LAS CRUCES, NM 88001

37
EARL G MAURITSON
423 E 3RD AVE
KENNEWICK, WA 99336

37
DOMINIQUE MEDEL
402 E 4TH AVE
KENNEWICK, WA 99336

37
MARK MILLER
2965 W HIGHWAY 26
OTHELLO, WA 99344

37
RICHARD P & ET UX MILLER
422 E 2ND AVE
KENNEWICK, WA 99336

EXHIBIT 3

37
SILVIA MORFIN
412 S ELM ST
KENNEWICK, WA 99336

37
JEFFREY & CRISSY MORGAN
4800 W 21ST AVE
KENNEWICK, WA 99338

37
VICTOR R & JENNIFER MORRIS
418 E 3RD AVE
KENNEWICK, WA 99336

37
SANDRA MURADANES
402 E 4TH AVE
KENNEWICK, WA 99336

37
HERIBERTO C OROZCO
319 E 3RD AVE
KENNEWICK, WA 99336

37
JOSE ORTIZ
406 S FIR ST
KENNEWICK, WA 99336

37
JOSE OSEGUERA
409 E 5TH AVE
KENNEWICK, WA 99336

37
FLORENTINO & MARTHA PATINA JR
418 E 2ND AVE
KENNEWICK, WA 99336

37
LINDOLFO M & ELVIRA PUENTE
311 E 4TH AVE
KENNEWICK, WA 99336

37
SUSANA A ALVAREZ RAMOS
409 E 5TH AVE
KENNEWICK, WA 99336

37
PAUL M & KARLA RANDLEMAN
1602 S GUM ST
KENNEWICK, WA 99337

37
MIGUEL M & AMELIA T RANGEL
2909 S YELM ST
KENNEWICK, WA 99337

37
REBECCA P RAVEN
406 E 4TH AVE
KENNEWICK, WA 99336

37
JOSE REYES JR
310 E 4TH AVE
KENNEWICK, WA 99336

37
CHRISTOPHER & CHRISTINA
ROEMELING
3412 W METALINE PL
KENNEWICK, WA 99336

37
ARMANDO & BERTHA R ROJO
404 S DATE ST
KENNEWICK, WA 99336

37
VALENTE ROMERO
418 E 4TH AVE
KENNEWICK, WA 99336

37
KIM A SIMMONS
510 E 3RD AVE
KENNEWICK, WA 99336

37
CHARLES J SMITH
401 S ELM ST
KENNEWICK, WA 99336

37
RYAN STEVENS
403 E 4TH AVE
KENNEWICK, WA 99336

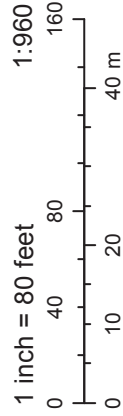
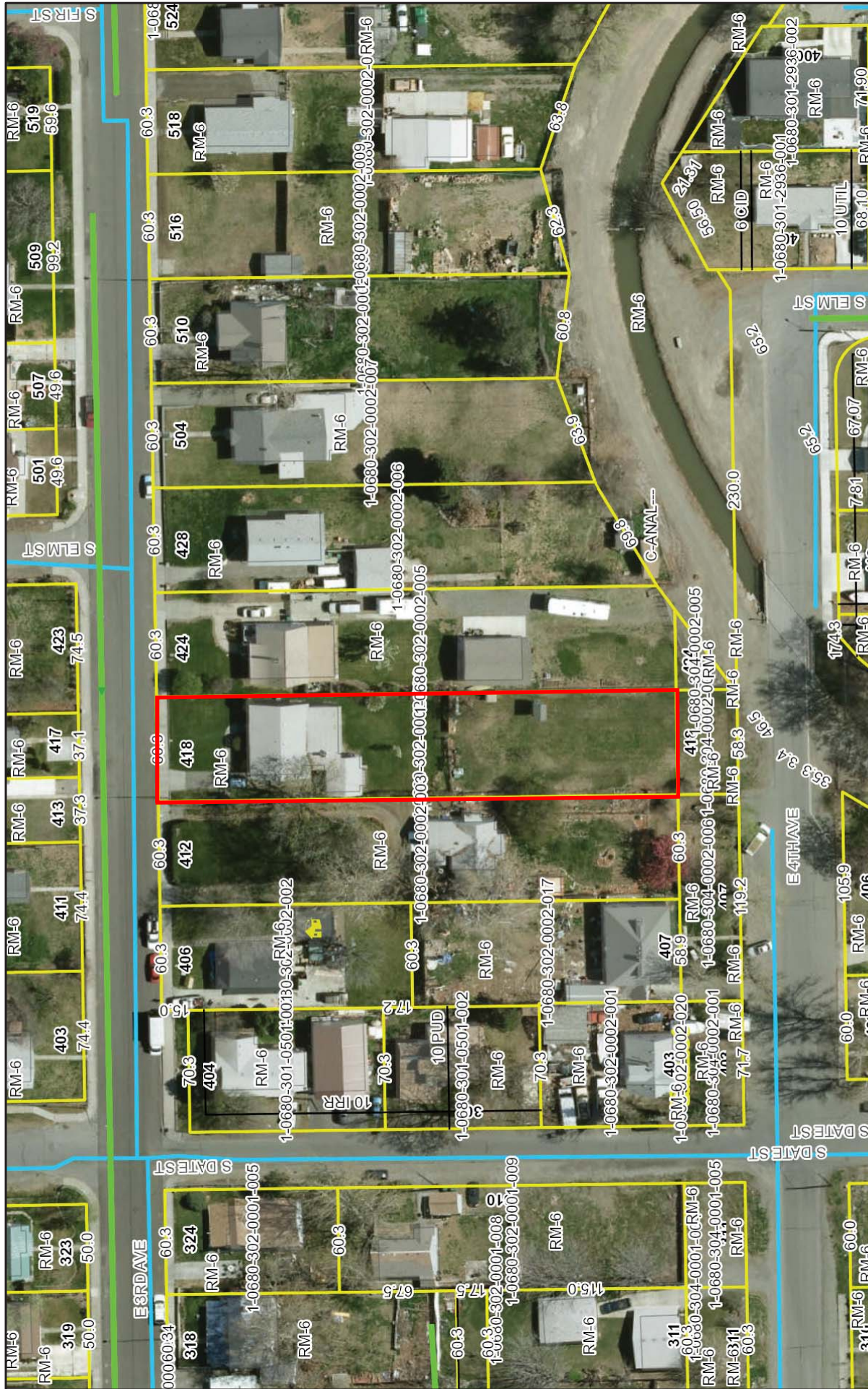
37
TERRY L & ANGELA L VANTUYL
318 E 3RD AVE
KENNEWICK, WA 99336

37
SYLVIA VASQUEZ
PO BOX 6574
KENNEWICK, WA 99336

37
BERNARD R & BRENDA L VINTHER,
TRUSTEE
404 E 3RD AVE
KENNEWICK, WA 99336

37
RICHARD P & NICOLE D WADDLE
2587 LESLIE RD
RICHLAND, WA 99352

Permitting Map



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

ArcGIS WebApp Builder
City of Kennewick

January 4, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- SewerMainline
- WaterMainline
- StreetName
- <all other values>
- Building
- Condo
- Mobile Home
- Apartment
- SurveyAddressPoint
- SurveyAddressPointSupp
- SurveyEasement
- Parcel

Benton County Property Search

23822 MORRIS VICTOR R & JENNIFER L for Year 2017 - 2018

Property

Account

Property ID:	23822	Legal Description:	LEIBEE'S FIRST ADDITION TO KENNEWICK, BLOCK 2. PUD EASEMENT, SOUTH 10 FEET OF NORTH 140 FEET, 3-19-54.
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Parcel # / Geo ID:	106803020002004	Agent Code:	
Type:	Real		
Tax Area:	K1 - K1	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	08	Section:	06
Range:	30	Legal Acres:	0.4132

Location

Address:	418 E 3RD AVE KENNEWICK, WA 99336-4028	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:	122334		

Owner

Name:	MORRIS VICTOR R & JENNIFER L	Owner ID:	77805
Mailing Address:	418 E 3RD AVENUE KENNEWICK, WA 99336	% Ownership:	100.000000000000%

Exemptions:

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/04/2018

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2017	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
▶ Statement Details							
2017	11898	\$742.95	\$736.09	\$0.00	\$0.00	\$1479.04	\$0.00
▶ Statement Details							
2016	201523822	\$708.81	\$708.71	\$0.00	\$0.00	\$1417.52	\$0.00

Values

Taxing Jurisdiction

Improvement / Building

Improvement #1:		RESIDENTIAL BLDGS	State Code:	520	1590.0 sqft	Value:	\$106,050
Exterior Wall:	Hardboard	Fireplace:	FIREPLACE				
Fixture Count:	Count	Foundation:	Crawl/Concrete Perimeter Piers				
Full Bathrooms:	Count	HVAC:	Central Warm Air				
Roof Covering:	Comp Shingle						

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA	Main Area	Fair	*	1920	1590.0
DETGAR	Detached Garage	Avg	*	1920	288.0
BSMT	Basement	Fair	*	1920	800.0
EFP	Enclosed Frame Porch	Fair	+	1920	150.0

Property Image

Land

Roll Value History

Deed and Sales History

Payout Agreement

Assessor Website

Treasurer Website

Location Information

Field Site Number: 4-3-2018 Date Recorded: 08-30-2018 Township 08 Range 30 Section 06 1/4 Section 1/4 1/4 Section 1/4

Site Name - Historic: Schuster Residence Quadrange: 0.4132 Supplemental Map(s): None

Site Name - Common: 418 E. 3rd Ave Acreage: 0.4132 UTM References: Zone 18N Easting 18N Northing 18N

Address: 418 E. 3rd Ave City, State, Zip: Kennelworth, WA 99336 Spatial Type: Residential Acquisition Code: None

County: Benton Tax/Parcel Number: 10680302000200 Plat/Lot/Block: Leibes First Addition to Kennelworth, Block 2

Identification Information

Field Recorder: Ted Luvaas & Dave Robertson

Owner Name: Victor & Jennifer Morris

Owner Address: 418 E. 3rd Ave

Owner City/State/Zip Code: Kennelworth, WA 99336

Classification: ☒ Building ☐ Object ☐ Site ☐ Structure

Resource Status: ☐ Survey/Inventory ☐ National Register ☐ National Landmark ☐ State Register ☐ Determined Eligible ☐ Determined Not Eligible ☐ Other (HABS/HAER/NHL) ☐ Local Register

Within a District? ☐ Not Identified ☐ Yes ☒ No

Contributing? ☐ Not Identified ☐ Yes ☒ No

Local District: _____

National Register District/MPD: _____

Description Information

Materials and Features/Structural Types
(Please see Appendix of Database Manual for Current/Historic Use Choices)

Current Use: Single Family Residence

Historic Use: Single Family Residence

Plan: ☐ Apsidal ☐ Pavillion ☐ Center Space/Courtyard ☐ Polygonal ☐ Cross/Cruciform ☐ Rectangle ☐ Round ☐ E-Shape ☐ Hexagonal ☐ Semi-Circular ☐ H-Shape ☐ Square ☐ Irregular ☐ Triangular ☐ L-Shape ☐ T-Shape ☐ Unknown ☐ U-Shape ☐ Y-Shape ☐ None ☐ Octagonal ☐ Other

Structural System: ☒ Balloon Frame/Platform Frame ☐ Braced Frame ☐ Brick ☐ Clay Tile ☐ Concrete - Block ☐ Concrete - Poured ☐ Log ☐ Mixed ☐ None ☐ Other ☐ Plank ☐ Post and Beam ☐ Steel ☐ Stone - Cut ☐ Stone - Uncut ☐ Unknown

Number of Stories: 1 + Basement

(Please see Appendix of Database Manual for choices for the following)

Roof Type: Wood Truss/Hip (original) shed (Addition) Architectural Style(s): Cottage

Cladding: wood lap & vertical (original) Form: Shingle type siding (Addition)

Changes to: **Plan:** ☐ Intact ☐ Slight ☐ Moderate ☐ Extensive ☐ Unknown **Cladding:** ☒ Intact ☐ Slight ☐ Moderate ☐ Extensive ☐ Unknown **Windows:** ☐ Intact ☐ Slight ☒ Moderate ☐ Extensive ☐ Unknown **Other:** ☐ Intact ☐ Slight ☐ Moderate ☐ Extensive ☐ Unknown **Roof Material:** ☐ Asphalt/Composition ☐ Asphalt/Composition - Built-up ☒ Asphalt/Composition - Shingle ☐ Asphalt/Composition - Rolled ☐ Ceramic - Tile ☐ Clay - Tile ☐ Concrete - Tile ☐ Metal ☐ Metal - Corrugated ☐ Metal - Standing Seam ☐ Metal - Tile ☐ None ☐ Other ☐ Slate ☐ Unknown ☐ Wood ☐ Wood - Plank ☐ Wood - Shake ☐ Wood - Shingle

Narrative Section

Study Unit Themes:

- ☐ Agriculture
- ☒ Architecture/Landscape Architecture
- ☐ Arts
- ☐ Commerce
- ☐ Communications
- ☐ Community Planning/Development
- ☐ Conservation
- ☐ Education
- ☐ Entertainment/Recreation
- ☐ Ethnic Heritage
- ☐ Health/Medicine
- ☐ Manufacturing/Industry
- ☐ Military
- ☐ None
- ☒ Other
- ☐ Politics/Government/Law
- ☐ Religion
- ☐ Science & Engineering
- ☐ Social Movements/Organizations
- ☐ Transportation
- ☐ Unknown

Architect: _____

Engineer: _____

Builder: _____

Date of Construction: 1920

Property appears to meet the criteria for the National Register: ☐ Yes

☒ No

☐ Unable to Determine

Property is located in a potential historic district (local and/or National):

☐ Yes, National

☐ Yes, Local

☒ No

☐ Unable to Determine

Statement of Significance

When constructed in 1920 this single story residence was occupied the the contractor. In 1923 the home was purchased by Carl & Maxine Schuster owner of the Local Texaco service station. They added an addition to the back of the home in 1950. Victor & Jennifer Morris the third owners purchased the home in 1995.

Description of Physical Appearance

The exterior of the residence retains 98% of the original design of 1920 and the 1950 Addition. A number of windows have been replaced with vinyl windows, however the original wood framing and trim have been retained.

Major Bibliographic References

Photography Data Collection Sheet

Property Name: <u>Schuster Residence</u>	View of: <u>North / Front Elevation</u>	<u>Exhibit - A</u>
Property Address: <u>418 E. 3rd Ave</u>		
Date Taken: <u>4-3-2018</u>	Comments:	
Roll # _____		
Negative # _____		
Digital Camera Image # _____		
Property Name: <u>Schuster Residence</u>	View of: <u>BACK / SOUTH Elevation</u>	<u>Exhibit - B</u>
Property Address: <u>418 E. 3rd Ave</u>		
Date Taken: <u>4-3-2018</u>	Comments:	
Roll # _____		
Negative # _____		
Digital Camera Image # _____		
Property Name: <u>Schuster Residence</u>	View of: <u>WEST / Right Elevation</u>	<u>Exhibit - C</u>
Property Address: <u>418 E. 3rd Ave</u>		
Date Taken: <u>4-3-2018</u>	Comments:	
Roll # _____		
Negative # _____		
Digital Camera Image # _____		
Property Name: <u>Schuster Residence</u>	View of: <u>Left / East Elevation</u>	<u>Exhibit - D</u>
Property Address: <u>418 E. 3rd Ave</u>		
Date Taken: <u>4-3-2018</u>	Comments:	
Roll # _____		
Negative # _____		
Digital Camera Image # _____		
Property Name: _____	View of: _____	
Property Address: _____		
Date Taken: _____	Comments:	
Roll # _____		
Negative # _____		
Digital Camera Image # _____		

EXHIBIT 6



FRONT/ NORTH ELEVATION



BACK / SOUTH ELEVATIONS

EXHIBIT - B



WEST / RIGHT ELEVATION



EAST / LEFT ELEVATION

EXHIBIT - D

Photography Data Collection Sheet

Property Name: <u>Schuster Home</u>	View of: <u>North / Front Elevation</u>
Property Address: <u>418 E. 3rd Ave.</u>	
Date Taken: <u>4-3-2018</u>	Comments:
Roll # <u> </u>	
Negative # <u> </u>	
Digital Camera Image # <u> </u>	
Property Name: <u>" "</u>	View of: <u>Back / South Elevation</u>
Property Address: <u>" "</u>	
Date Taken: <u>4-3-2018</u>	Comments:
Roll # <u> </u>	
Negative # <u> </u>	
Digital Camera Image # <u> </u>	
Property Name: <u>" "</u>	View of: <u>West / Right Elevation</u>
Property Address: <u>" "</u>	
Date Taken: <u>4-3-2018</u>	Comments:
Roll # <u> </u>	
Negative # <u> </u>	
Digital Camera Image # <u> </u>	
Property Name: <u>" "</u>	View of: <u>East / Left Elevation</u>
Property Address: <u>" "</u>	
Date Taken: <u>4-3-2018</u>	Comments:
Roll # <u> </u>	
Negative # <u> </u>	
Digital Camera Image # <u> </u>	
Property Name: <u> </u>	View of: <u> </u>
Property Address: <u> </u>	
Date Taken: <u> </u>	Comments:
Roll # <u> </u>	
Negative # <u> </u>	
Digital Camera Image # <u> </u>	

Permitting Map



January 4, 2018

1 inch = 80 feet
1:960

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

ArcGIS WebApp Builder
City of Kennewick

EXHIBIT 7**18.57.040: - Kennewick Register of Historic Places.**

- (1) Criteria for Determining Designation in the Register. Any building, structure, site, or object, may be included in the Kennewick Register of Historic Places if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the City; if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:
 - (a) It is associated with events that have made a significant contribution to national, state, or local history.
 - (b) It embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
 - (c) It is an outstanding work of a designer, builder, or architect who has made a substantial contribution to his art.
 - (d) It exemplifies or reflects the City's architectural, cultural, social, economic, political, aesthetic, or engineering history.
 - (e) It is associated with the lives of persons significant in national, state, or local history.
 - (f) It is, or may be, archaeologically important.
 - (g) It is a building or structure, which although removed from its original location, has significant architectural value or is the only surviving structure significantly associated with an historical figure or event.
 - (h) It is the birthplace or grave of an historical figure and is the only surviving structure or site associated with him.
 - (i) It is a cemetery, which is significant because of age, distinctive design, association with historic events, or culture.
 - (j) It is a reconstructed building that has been executed in a historically accurate manner on an original site.
 - (k) It is a creative and unique example of folk architecture and design.
- (2) Process for Review of Designating Properties to the Register.
 - (a)

EXHIBIT 7

Any person may nominate a building, structure, site, or object for inclusion in the Register of Historic Places. In its designation decision, the Commission will consider the Historic Inventory and the City's Comprehensive Plan.

- (b) In the case of individual properties, the designation will include the UTM reference and all features interior, exterior, and outbuildings - which contribute to it.
 - (c) The Historic Preservation Commission will consider the merits of the nomination according to the criteria in Section 18.57.040(1) and according to the nomination review standards established in its rules, at a public meeting. Adequate notice will be given to the public, the owners and the authors of the nomination, if different, and lessees, if any, of the property prior to the public meeting according to standards for public meetings established in rules and in compliance with RCW 42.30, Open Public Meetings Act. Such notice will include publication in the City's newspaper of general circulation, and posting of the property.
 - (d) If the Historic Preservation Commission finds that the building, structure, site or object meets the criteria for inclusion in the Register of Historic Places, 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)

EXHIBIT 7

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)