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New Life from Old Bones:

Renovating the Clearwater House

by **LAUREL HOGUE**

Photography courtesy of Eugene Michel

The town of Millwood was founded in 1911 as a company town for the Inland Empire Paper Mill. Within the first year a general store, a barber shop, a restaurant, a lumber mill, and a couple of hotels were built. But family housing was sparse.

To help solve the problem, Inland Empire Paper Mill created a home loan fund in 1923 to help employees build homes of their own. Many of those houses still stand, including the Clearwater House, constructed in 1928.

Named for Bill Clearwater—the 5th Mayor of Millwood who served for almost 26 years—it is a Tudor Revival style home with its original red brick and its steeply pitched, two-story gabled roof. Clearwater owned the home for over 40 years. He sold it after his wife passed away, and it became a rental property in its recent past.

Rich and Mary-Pat King bought it in April of 2020, determined to renovate and update the Clearwater House while honoring its lengthy history. Owning a historic home had long been Mary-Pat's dream, so when she retired from her career as an art teacher,





tackling a project made sense. And they if they didn't do it soon, it might never happen.

The couple bought the Clearwater House and the house next door, so they could stay nearby as the renovations took place. The amount of work needed was intimidating, but fear did not deter them.

They hired Al Naccaroto Construction as their general contractor. Al and his wife Vikkie lived nearby in the Rosebush House, another fully restored historic

home. The Naccaroto's country cottage looked like something straight out of a fairytale, and gave the Kings confidence.

The Clearwater project required adding on to the main house to create a large, modern kitchen and an upstairs bathroom. They also needed space for a new garage, a media room, and a large home office for Rich's real estate business. The home's dated electrical and plumbing needed an update. And thanks to Spokane's increasingly hotter summers, a new

air conditioning had to be installed.

The home's corner lot made expansion possible. And the mechanical updates guaranteed comfort. But the Kings they took care to blend modern updates with old world charm when it came to the home's decore and finishes.

The expanded kitchen connects to the other first floor living spaces. Its cabinetry is made of old knotty elder and countertops of quartz stone. The floors are either hardwood oak or octagonal mosaic tiles

(each octagon with its own distinct pattern). Two industrial-style pendant lights illuminate the kitchen island, complete with antique table legs. The stovetop range has a red brick backsplash, to reflect the home's exterior. And new french doors open to the newly created outdoor patio.

The main floor powder room features a stone basin fixed atop an antique Singer sewing machine table with a bronze vessel faucet. Even the toilet paper holder is vintage. It's an antique, ice cream crank.

The original kitchen became the laundry room, complete with an iron handled barn door. Beadboard ceilings adorn the master bedroom and the home office. The stairway features a removable newel post created by master craftsman Mark Kummer. It made it possible to move furnishings upstairs without doing damage to the stairway. Revival Lighting restored antique light fixtures to reduce the risk of fire. And the original laundryshoot in the master bathroom adds function to the modern-

ized historic space.

The garage is a new build reflecting the style of the historic home, right down to the gabled roof and the red brick borders. It houses the couple's cars and, thanks to a secondary room, a large room TruGolf indoor simulator so Rich can practice his swing, even when snow covers his favorite golf courses. It doubles as a media room—the perfect place to watch movies or to play video games.

The garage second floor is Rich King's



home office, featuring a large conference table, built in storage, and a massive desk that faces the tree-lined street below. Four skylights fill the space with natural light. And beadboard ceilings give it a historic feel and call back to the home's beadboard ceilings.

Thanks to quality workmanship, the Kings will enjoy they home for many years to come. And the second home they used as the work moved forward now houses their son, Corey and his wife Alysa.

When asked what the best part of the project home had been, Mary-Pat mentions her sitting room where she sews and counts her blessings. Rich hopes their success inspires other families to tackle home renovations. He's created a newsletter, offering home updates and preservation tips.

Soon, the Clearwater House will celebrate it's 100th birthday. Thanks to the Kings helping hands, it will echo the past as it survives to see the future.

Many Thanks to the Renovation Pros:

- Al and Vikkie Naccaroto, Al Naccaroto Construction (general contractors)
- Gene Farris (architect)
- Rick Hamilton, Real Escapes (landscaping)
- John Niske, Big Swedes Electric (electrician)
- Mark Kummer (carpenter and craftsman)
- Randy Ziegler, Ziegler Painting (painter)
- Peter Cooper, American Design & Construction (mason)
- Northwest Trends (counters, floor, and tile)
- Fred's Appliance
- Advanced Mechanical Systems
- Gold Seal Plumbing
- Larry Miller Excavating
- Maverick Counts, Evergreen Fence
- Wayne Dalton (garage door)
- Superior Insulation
- Tyler Deatherage, Dahlen Cement
- Mike De Freese, De Freese Roofing
- Builders First Source
- Sherwood Cabinets
- Glasgow Construction (foundation)
- Spokane Hardware
- Revival Lighting
- AAA Concrete
- Mark D. Whitney (footings)

