

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
OCTOBER 4, 2017
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801**

AGENDA

I. CALL TO ORDER: 5:30 PM

II. ADMINISTRATIVE AFFAIRS

- A. Executive session to discuss with legal counsel representing the agency matters relating to litigation or potential litigation to which the agency may become a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency. RCW 42.30.110(1)(i).
- B. Approval of the minutes from the regular meeting of September 6, 2017.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.

IV. OLD BUSINESS

- A. HP-17-06 - Certificate of Appropriateness - 120 S. Franklin Avenue

V. NEW BUSINESS

None

VI. OTHER

- A. Member roundtable

VII. ADJOURNMENT

Following adjournment board members and any interested parties will continue on a walking tour to 21 S. Chelan Avenue (formerly Jones & Jones).

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

Chair Bob Culp called the meeting to order at 5:30 p.m. with the following members in attendance: Lisa Dahlgreen, Mark Seman, Jon Campbell, and Wendy Priest. City staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Associate Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of August 2, 2017.

Board member Campbell moved to approve the minutes from the regular meeting of August 2, 2017. Board member Seman seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

A. Comment for any matters not identified on the agenda.

There was no public comment.

Chair Culp provided an explanation of public hearing procedures.

IV. OLD BUSINESS

A. HP-17-06 - Certificate of Appropriateness - 120 S. Franklin Avenue

The applicant, Richard Dickson – 137 S. Franklin Avenue, re-addressed the board to answer questions that had previously been asked at the July 5, 2017 regular meeting.

Dickson explained that he had researched the cost of wood windows in lieu of the vinyl windows proposed, but stated that the cost was prohibitive and in combination with the maintenance factor of wood, advised that it was their intent and request to proceed with vinyl windows.

Board member Priest expressed concern about replacing the windows with vinyl and said that she would be against it and would like to see a quote for clad windows instead of the vinyl.

Chair Culp asked for public comment on the matter. There was no public comment.

Chair Culp closed the hearing and opened deliberations of the board.

Dickson asked to re-address the board and said that he felt the board needed to be more open minded about vinyl windows in an effort to maintain homes in the district. He said that there are many new families, low income families, and elderly who cannot afford wood windows. Dickson said that vinyl was an economical solution if it enabled people to upkeep their homes rather than allowing them to deteriorate because they could not afford rehabilitation.

The board was in agreement that they would like to have Dickson return with another quote on clad windows as an alternative to vinyl.

Board member Campbell moved to keep the record open on the matter until the next regular meeting in October so that the applicant could research alternative materials for the windows. Board member Seman seconded the motion. The motion carried.

V. NEW BUSINESS

A. HP-17-07 – Request for Special Valuation – 708 S. Wenatchee Avenue

Stephen Neuenschwander, Planning Manager, presented the staff report.

The board asked questions of staff.

The applicant, Ron Lodge – 708 S. Wenatchee Avenue addressed the board and presented additional expenses for the board’s consideration.

The board had no questions of the applicant.

Chair Culp asked for public comment on the matter. There was no public comment.

Chair Culp closed the hearing and opened deliberations of the board.

Board member Dahlgreen moved to approve HP-17-07, a request for Special Property Tax Valuation for 708 S. Wenatchee Avenue, based upon the findings of fact and conclusions of law, with an amendment to condition 9 adjusting the total to \$293,510.55, as contained within the August 30, 2017 staff report. Board member Campbell seconded the motion. The motion carried.

A. HP-17-08 – Request for Special Valuation – 147 S. Emerson Street

Kirsten Larsen, Associate Planner, presented the staff report.

The board had no questions for staff.

The applicant, Katherine Vernon, 147 S. Emerson Avenue, Wenatchee, WA, addressed the board and described the renovation project.

The board asked questions of the applicant.

Chair Culp asked for public comment on the matter. There was no public comment.

Chair Culp closed the public hearing and opened deliberations of the board.

Board member Wendy Priest moved to approve HP-17-08, a request for Special Property Tax Valuation for 147 S. Emerson Avenue, based upon the findings of fact and conclusions of law contained within the September 6th, 2017 staff report. Board member Seman seconded the motion. The motion carried.

B. Presentation – Small Cell Wireless Facilities

Neuenschwander presented the staff report.

The board advised that they would prefer to keep the facilities in the alley way and would not want them to be placed in the main right of way.

Neuenschwander advised that staff would pass on their recommendation to the Planning Commission. He advised the board that the matter would be on the Planning Commission's September 20th agenda if they would like to attend.

B. OTHER

A. Member roundtable

- Response from Washington Federal on Ninth Street and Wenatchee Avenue location.
- Downtown Possibilities Tour next week, Wednesday, September 13th

C. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:46 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant

MEMORANDUM

TO: HISTORIC PRESERVATION BOARD
FROM: KIRSTEN LARSEN, ASSOCIATE PLANNER
SUBJECT: CONTINUATION ON HP-17-06
DATE: SEPTEMBER 27, 2017
CC: RICHARD DICKSON, APPLICANT

At the end of last month's meeting the record was left open for the applicant to do further research into the pricing of aluminum clad windows and the potential to have the windows maintain the original proportions (1/3 to 2/3).

The applicant, Richard Dickson, sent an email (attachment 1) with additional information regarding pricing on various types of window materials and sizing for egress windows. The email states that the aluminum clad windows are approximately three times the cost of the proposed vinyl windows and five hundred dollars more than wood.

In regards to the window opening the current window proportions will not meet current building code egress standards and the applicant further learned that it will be tight with a one half configuration in the current window opening providing 5.5 square feet. The City of Wenatchee Building Department confirmed in an email (attachment 2) that the net openable area needs to be a minimum of 5.7 square feet with a dimension no less than 20" net opening on the width and 24" net opening on the height.

Staff highly encourages the board to consider this application for consistency with previous decisions made by the board for other properties that have requested vinyl windows or alternative compliance. The Wenatchee City Code in Section 10.40.060 allows for alternative compliance with the Grandview Historic District Preservation Handbook when a project meets the overall intent of the historic district and does not change the property from contributing status to noncontributing status. The general intent provided in the handbook is, "to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property".

As the board reviews applications it is important evaluate each application to balance the intent of maintaining the historic character with the reasonable use of the property. A couple examples of alternative compliance approved by the board in the last year would be the vinyl window that was approved on the side of the house at 600 Douglas Street under HP-16-04 and the metal and glass garage door at 940 Idaho Street under HP-16-02. It is important that the board be consistent with previous decision to allow the members of the district and staff to have a predictable direction from the board on how alternative compliance is to be reviewed. This will allow staff to give residents clear direction when

making applications and help ensure that residents can expect that within one meeting they will have a decision on their application.

The applicant has attended 3 meetings over the course of 4 months. Attached is the original staff report for the boards review. Staff is recommending approval of the original application with the suggested conditions of approval provided in the staff report. The applicant has demonstrated as part of the original application that the proposed vinyl windows would be consistent with the alternative compliance criteria provided for in Wenatchee City Code 10.40.060(6) and the options and guidance for windows in the Grandview Historic District.

Attachment 1

-----Original Message-----

From: radickson54@gmail.com [<mailto:radickson54@gmail.com>]

Sent: Thursday, September 07, 2017 4:38 PM

To: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>

Subject: Windows

I spoke again to Shawn at Community Glass. One thing that is apparent the recommendation to keep the original style of the window - one third up two thirds down -does not meet requirements for egress. Even the one half configuration is just below standard i. e. 5.5 sq ft with 5.7 sq ft. being the standard. The cost of the wood clad aluminum is close to three times vinyl and five hundred more than wood. Also the aluminum would be facing outward and the wood inward. Is the board happy with aluminum exterior but won't accept vinyl? I look forward to your response.

Sent from my iPhone

STAFF REPORT
HP-17-06, 120 S. FRANKLIN AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community and Economic Development Staff
RE: Review for a Certificate of Appropriateness for 110 S. Franklin Avenue
DATE: July 5th, 2017

I. SUMMARY OF REQUEST

Description of Request:

The applicant is proposing to replace four bedroom windows on the north and west side of the house. It appears the windows to be replaced are the original windows and the new windows would be visible on the north side of the house. The windows have been painted shut and are not fully operational. The applicant is proposing to replace the existing windows with white single hung, vinyl windows matching the prairie style windows existing on the house.

II. GENERAL INFORMATION

Applicant/Owners: Richard and Daniela Dickson, 137 S. Franklin Avenue, Wenatchee, WA, 98801; and Derik and Kimberly Scott, 2429 Park Street, Bellingham, WA 98225

Department Review: City of Wenatchee Community & Economic Development Staff

Location and/or legal description: The subject property is located at 110 S. Franklin Avenue, Wenatchee, WA and legally described as part of the northeast quarter of the northwest quarter of the northwest quarter of the northwest quarter of Section 10, Township 22 North, Range 20, E.W.M., described as follows: begin at the northeast corner of lot 1, block 65 Grandview Addition to Wenatchee, according to the plat thereof recorded in volume 1 of plats, page 59; thence north along Franklin Avenue, 75 feet; thence turning an angle of 90 degrees, 0' to the left and running a distance of 120 feet; thence turning an angle of 90 degrees, 0' to the left and running a distance of 75 feet to the north line of said block 65 aforesaid; thence east on the north line of said block 65 for 120 feet to the place of beginning; and is approximately .2 acre in area. The parcel is identified as Assessor's Parcel Number: 22-20-10-220-400.

Zoning District: Residential Moderate (RM), Grandview Historic District (GHD) Overlay

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on June 15, 2017 and determined complete on June 21, 2017.

History: The house at 120 S. Franklin Avenue stands at a corner of the Grandview neighborhood that remained unplatted until the 1920s. Parcels began to be formally subdivided as the

Jackson Place Addition in the mid-1920s, even though several houses had been put up along the north end of Franklin Avenue in the late 1910s. Development on this block continued to take shape rather erratically through the 1940s.

This particular parcel is one of the early ones on the block. It first appears on in its current configuration on a 1921 Sanborn map. The irregular floor plan of the house was expanded toward the rear prior to 1928, and that footprint remained up through 1949.

R.L. Polk city directory listings for this address in 1929-30 name Charles and Adeline Life as owner-occupants. Charles was described as a salesman. In 1940, there were multiple residents. These included the widow Adeline Life; Robert C. Life, a mechanic and probably her son; and Kenneth W. and Louise L. Warner. Kenneth was a music teacher.

This house is significant as an especially early one on the block. It is an unusual variation on a Craftsman design. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: A single-story wood-frame Craftsman bungalow, with multiple gabled roof forms, and an irregular floor plan. Brick foundation and offset corner porch with stucco and brick piers. Double gabled bays along south side form side entry. Wood shingle siding with some “timbering” detail in gable ends. Purlin end trim at eaves and original front door intact. Multi-paned wood sash and casements throughout.

Open front yard with mature trees. Original driveway with curb cuts off Franklin leading back to clipped gable garage at alley. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Historic Inventory Photos 1-2:

Photo 1 –



Photo 2 –



Photo 3 –



III. NOTICE AND PUBLIC COMMENT

Notice of application and the July 5th, 2016 hearing before the Wenatchee Historic Preservation Board was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC); however, the notice in the newspaper was published on June 30, 2017 instead of 10 days prior to the meeting. Therefore, a decision will not be issued by the Historic Preservation Board until the August 2nd, 2017 meeting.

IV. APPLICABLE POLICIES AND STANDARDS

Purpose

WCC 10.40.060 Grandview historic district (GHD). The purpose of the Grandview Historic District overlay is to implement special design and review standards that protect and promote the historic character of the Grandview Historic District designated to the City of Wenatchee Register of Historic Places pursuant to Chapter 2.36 WCC.

Process

WCC 13.09.050 Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the historic preservation board or the hearing examiner. This type of review includes, but is not limited to, the following:

- (g) Certificates of appropriateness or waivers.

Authority

WCC 10.40.060(5) Actions Subject to Historic Preservation Board Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

- (b) Rooftop and/or building additions visible from a public street.

Review Criteria

WCC 10.40.060(2) The listed “Standards” found in the preservation handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the district as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and standing on the sidewalk in front of adjacent properties. “Options and Guidance” provisions included in the handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require historic preservation board approval and/or staff review.

Grandview Historic District Preservation Handbook

General Intent: Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure’s architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

Windows and Doors (visible from the street) Intent: Windows and doors are an important and highly visible feature of many historic structures which accentuate the character and architectural style of the house. Original windows and doors reflect a high degree of craftsmanship and quality of materials of the period. Commonly found features of historic windows include divided lights and/or a double sash. In addition, historic windows are predominately inset from the building face, which creates depth and character – also referred to as “three-dimensionality”.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city’s significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

HOUSING ELEMENT

MAINTENANCE & PRESERVATION - Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.

Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.

Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

V. ANALYSIS

WCC 13.09.010 Application review criteria. Review of an application and proposed development shall be governed by and be consistent with the fundamental land use planning policies and choices which have been made in the city’s adopted comprehensive plans and development regulations.

Staff Analysis: With respect to the provisions of the Cultural and Historic Resource Element and the Housing Element of the Wenatchee Urban Area Comprehensive Plan, the applicant’s proposal balances goals of each element. The proposal will assist in extending the usability of the existing house and demonstrating a private reinvestment by the landowner.

WCC 10.40.060(6) Alternative Compliance: In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant alternative compliance to any of the standards listed in the Grandview Historic District Preservation Handbook.

(a) An application for alternative compliance shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:

- (i) The standard(s) that are proposed for deviation.
 - (ii) Written documentation demonstrating why the proposed alternative compliance will not negatively impact the Grandview historic district or surrounding properties.
 - (iii) Drawings and/or illustrations of the proposed project.
- (b) The historic preservation board shall review any alternative compliance request and approve alternative compliance only when the following findings are made:
- (i) The proposed project will not negatively impact the district or surrounding properties.
 - (ii) The proposed construction meets the intent of the district and standards.
 - (iii) Granting of the alternative compliance does not change the historic district status of the property from “contributing” to “noncontributing.” A “contributing” property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus “noncontributing” which is a property that has been altered from original design and no longer retains its historic quality.

Staff Analysis: The applicant has provided narrative, photos, and the product sheet for the proposed replacement windows. The product sheets depict windows that appear to match in size and style of the existing windows. It is not clear from the application materials if the grid pattern would be installed on the inside or outside of the window.

The subject property is a contributing property to the historic district. The windows proposed to be replaced are on the side and rear of the structure. The proposed replacement windows on the north side of the structure would be visible from the public street. The replacement windows being proposed have been selected to match the grid pattern of the existing windows.

Staff is recommending as a condition of approval that the grid pattern on the proposed windows is placed on the outside of the windows to match the existing windows. As conditioned it does not appear that the proposed replacement windows would have a negative impact on the surrounding properties or impact the contributing status of the property.

Grandview Historic District Preservation Handbook

General

Standards:

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.
- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.
- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.
- 7) Do not introduce features of a new architectural style that does not exist in the district.

Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
 - a. Demonstrate durability in this climate,
 - b. Have the ability to be repaired under reasonable conditions, and
 - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
 - a. Eliminate the property from the opportunity to receive Special Valuation,
 - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
 - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

Staff Analysis: The proposed replacement windows are vinyl, single hung windows with a prairie grid detail matching the existing windows on the house. The applicant has stated that the existing windows have been painted shut and do not open wide enough to provide egress from the bedrooms.

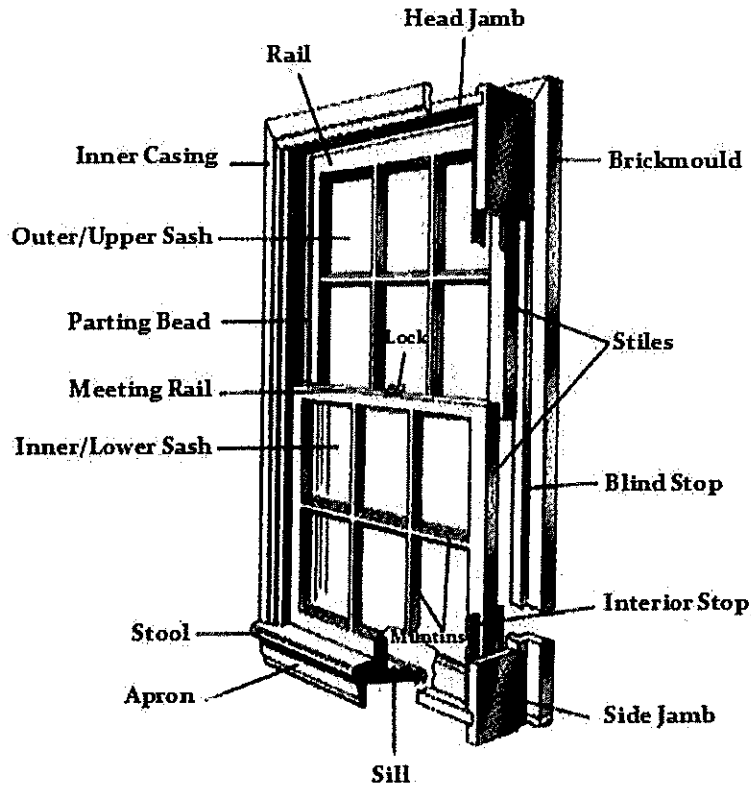
While the use of alternative materials as proposed is not eligible for Special Evaluation, the proposal should not eliminate the home from receiving Special Evaluation in the future. Given the property's condition and historic features of the property, staff would not recommend that the Wenatchee Historic Preservation Board consider an evaluation of the property's contributing status to the District. Department records did not indicate that the property is receiving Special Valuation at this time.

Windows

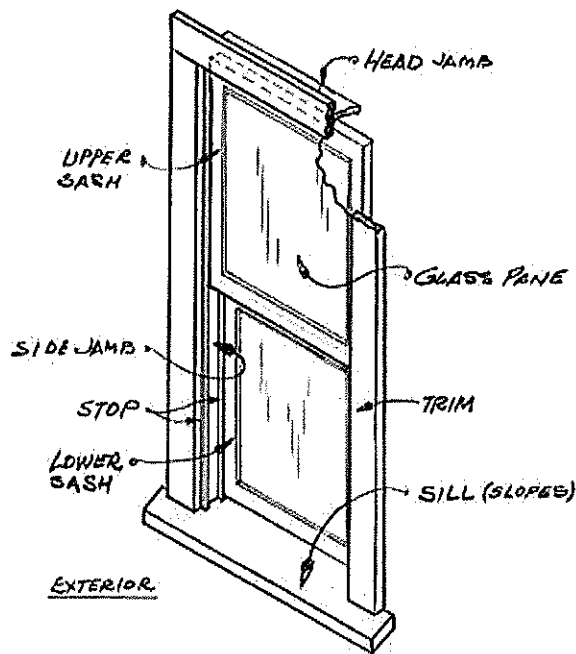
Standards:

- 1) Three-dimensionality shall apply to all windows; for purposes of historic windows, three-dimensionality refers to the setback of the sash from the face of the wall as depicted in the following figure.

Internal Window View



External Window View



WINDOW TERMINOLOGY
TYPICAL WOODEN WINDOW

- 2) When replacing or renovating windows, windows shall match the size, style, placement, and features of the original windows, including the number and placement of divided lights.

- 3) New windows shall reflect the window patterns seen in the neighborhood and on the existing structure, if applicable. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.
- 4) New or replacement doors shall be consistent with the original door features, size, placement, style, and maintain the appearance from the street.
- 5) If an exact match is not possible or feasible when replacing windows and to avoid irreversible damage, consider and incorporate all of a window's characteristics including the window's importance in the facade when selecting a replacement; particularly when using energy efficient windows. The characteristics to retain are the window's frame and finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, thickness, details, and three-dimensionality.
- 6) Horizontal sliding windows shall not be visible from the street.

Options and Guidance:

- 1) Storm windows are an encouraged alternative to replacement of windows.
- 2) Horizontal sliding windows may be placed on the side and rear of the structure when replacement is necessary.
- 3) Awnings over doors and windows are historically seen in the district. A structure featuring awnings may retain and/or replace awnings with similar historically appropriate materials, such as canvas. Plastic or vinyl awnings are discouraged.
- 4) When repair is not feasible, reuse of salvaged doors and windows from other (similarly styled) historic structures is encouraged.
- 5) When replacement is necessary and the original door features, style, and location cannot be maintained or salvaged doors cannot be found, the door location, shape, size and architectural features should still be consistent with those found in the district.
- 6) Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and replace windows, doors, or awnings.

Staff Analysis: The applicant did not address how the proposed replacement windows would be installed, but based on the product sheets and narrative provided it appears the proposed windows would be installed to match the exact size and placement of the original windows. The product sheet also reflects that the grid pattern would match that of the existing windows on the house.

Staff is recommending as a condition of approval that the replacement windows are installed to match the exact size and placement of the original windows and that the existing trim is used for installation.

Additionally, staff is recommending that the original windows are kept in storage on the property so that they may be reinstalled in the future if desired.

VI. RECOMMENDATION

Staff is recommending approval/issuance of the Certificate of Appropriateness based on the application materials of record, staff analysis of applicable code and policies, and suggested conditions of approval. Proposed findings of fact and conclusions of law in support of this recommendation are identified below.

Draft Motion: I move to approve HP-17-06, a Certificate of Appropriateness for 120 S. Franklin Avenue based upon the findings of fact and conclusions of law, and conditions of approval contained within the July 5th, 2017 staff report.

Suggested Findings of Fact:

1. The subject property is located at 120 S. Franklin Avenue, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-220-400.
2. The applicant/owners are Richard and Daniela Dickson, 137 S. Franklin Avenue, Wenatchee, WA, 98801; and Derik and Kimberly Scott, 2429 Park Street, Bellingham, WA 98225
3. The subject property is identified as a contributing property within the Grandview Historic District.
4. The building is a Craftsman bungalow within the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on June 15, 2017.
6. The application materials identify all the work to be accomplished and request a Certificate of Appropriateness for the proposal.
7. Appropriate notice was accomplished in accordance with Wenatchee City Code.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
9. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
10. On July 5th, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 120 S. Franklin Avenue, Wenatchee, WA.
11. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.
12. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources".
 - a. Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.
13. The applicant proposes to replace four bedroom windows on the north and west side of the house. It appears the windows to be replaced are the original windows and the new windows would be visible on the north side of the house.

Suggested Conclusions of Law:

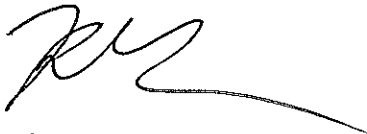
1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property as may be visible to the surrounding properties or the District and provides for the reasonable use of the property.
3. The application is consistent with intent and purpose of the Grandview Historic District Preservation Handbook.

4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
5. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.

Recommended Conditions of Approval:

1. The project application shall proceed consistent with the application materials submitted on June 15, 2017, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. The grid pattern on the replacement windows shall be on the outside of the window to match the existing windows on the house.
3. The replacement windows need to match the same size and placement of the existing windows.
4. The exterior trim shall be installed to match the existing exterior trim of the windows.
5. Original windows shall be stored and made available to a future owner to use to restore the windows or use elsewhere on the structure.
6. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to resuming work.
7. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Respectfully submitted,



Kirsten Larsen
Associate Planner