

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
FEBRUARY 7, 2018
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801

AGENDA

- I. CALL TO ORDER: 5:30 PM
- II. ADMINISTRATIVE AFFAIRS
 - A. Approval of the minutes from the regular meeting of December 6, 2017.
 - B. Election of 2018 Officers
- III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.
- IV. OLD BUSINESS

None
- V. NEW BUSINESS
 - A. Discussion: Grandview Historic District Handbook/Historic Preservation Ordinance
 - B. Discussion: Historic Home Tour
- VI. OTHER

None
- VII. ADJOURNMENT

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, Stacie De Mestre, Darlene Baker, 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 October 4, 2017

Board member Baker moved to approve the minutes from the regular meeting of October 4, 2017. Board member Campbell seconded the motion. The motion carried.

B. Term expiration – Board member Mark Seman

III. PUBLIC COMMENT PERIOD (10 MINUTES)

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

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Chair Culp provided an explanation of public hearing procedures.

Board member Seman advised that he would need to recuse himself from Item B. HP-17-11 as he was working on the project.

A. HP-17-10 – Certificate of Appropriateness – 926 Idaho Street

Kirsten Larsen, Associate Planner, presented the staff report.

Board members asked questions of staff.

Chair Culp asked if the applicant wanted to make a presentation.

Michael Stubblefield, 1208 Orchard Street, Wenatchee, WA addressed the board regarding the project.

The board asked questions of the applicant.

Chair Culp asked for public testimony on the matter. There was none.

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

Board member Seman moved to approve HP-17-10, a Certificate of Appropriateness for 926 Idaho Street based on the findings of fact and conclusions of law, and conditions of approval contained within the December 6th, 2017 staff report; with an additional condition to have staff review and approve the roofing material submitted for the portico by the applicant at a later date. Motion seconded by board member De Mestre. The motion carried.

B. HP-17-11 – Certificate of Appropriateness – 21 S. Chelan Avenue

Kirsten Larsen, Associate Planner, presented the staff report.

Board members asked questions of staff.

The applicant, Denton Myer, addressed the board.

Mark Seman, project architect, MJ Neal & Associates, addressed the board and provided a presentation and project details.

The board asked questions of the applicant.

Chair Culp asked for public testimony on the matter. There was none.

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

Board member Priest moved to recommend approval of HP-17-11, a Certificate of Appropriateness for 21 S. Chelan Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the December 6, 2017 staff report; with an additional condition to include the proposed railing work presented by the applicant, that was not previously submitted. Board member Baker seconded the motion. The motion carried.

VI. OTHER

A. Member roundtable

- Board emails should be sent through staff.
- Staff discussed working through the entire Grandview Historic guidebook in the next year to address areas that needed review and update.
- Historic Home Tour – start thinking about and collecting addresses.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 7:30 p.m.

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

AGENDA

Historic Preservation Board Workshop

February 7, 2018

5:40 PM – 6:25 PM

Please read: Grandview Historic Preservation Handbook, Pages 5 – 8; Historic Preservation Ordinance (Section 10 of binder) 2.36.150 through 2.36.180; Wenatchee Historic Preservation Board Rules and Procedures, Pages 33 – 34; Wenatchee City Code 10.40.060 Grandview Historic District items (5) and (6).

Please bring: Historic Preservation Board Rules and Procedures Binder

5 minutes

Introduction to Grandview Historic District Handbook

- Key concepts
 - Purpose of 2010 rewriting of handbook
 - Underlying goal
 - Resident participation

5 minutes

History and Background (Grandview Historic District Handbook)

- Key concepts
 - Overall historic integrity
 - Economic benefit
 - Federal and state requirements
 - Property owner support

10 minutes

Purpose/Intent and Approach (Grandview Historic District Handbook)

- Key concepts
 - Historic character
 - Cost effective maintenance and improvement
 - Not require retroactive restoration
 - Principles for guiding development and implementation of handbook support the purpose/intent

10 minutes

Review of Changes to the City of Wenatchee Register of Historic Places Properties

- Key concepts
 - The review shall apply to all features of the property that contribute to its designation and are listed on the nomination form
 - Review criteria is the Secretary of Interior Standards within established rules

15 minutes

Alternative Compliance

- Key concepts
 - Meets overall intent of historic district
 - Does not change property to noncontributing status
 - Must not have negative impact to district

Additional Instructions:

All reading material is within the Historic Preservation Board Rules and Procedures Binder except Wenatchee City Code 10.40.060 Grandview Historic District which I have attached.

(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.