

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
MARCH 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 February 7, 2018
- III. PUBLIC COMMENT PERIOD (10 MINUTES)

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

None
- V. NEW BUSINESS
 - A. HP-18-01 – Certificate of Appropriateness – 140 S. Emerson Avenue
 - B. HP-18-02 – Certificate of Appropriateness – 512 King Street
 - C. Workshop – Grandview Historic District handbook
 - D. 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 Glen DeVries, Community Development Director; 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 December 6, 2017

Board member Seman advised that he noted a spelling error. He advised that the spelling of Denton Meier's last name had been incorrectly shown as Myer.

Board member Baker moved to approve the minutes from the regular meeting of December 6, 2017 with the noted spelling correction. Board member Campbell seconded the motion. The motion carried.

B. Election of Officers

Board member Jon Campbell nominated Bob Culp to serve another year as Chair. All board members were in favor.

Board member Jon Campbell nominated Wendy Priest to serve another year as Vice Chair. All board members were in favor.

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

A. Discussion: Grandview Historic District Handbook/Historic Preservation Ordinance

Glen DeVries, Community Development Director, addressed the board regarding the background of the Grandview Historic Handbook and presented staff's ideas regarding goals to be accomplished in working through the document over the next several months.

Stephen Neuenschwander, Planning Manager, and Kirsten Larsen, Associate Planner, presented the staff report.

Neuenschwander left the meeting at 6:30 p.m. for another commitment.

B. Discussion: Historic Home Tour

Kirsten Larsen, Associate Planner, discussed initial details about the event.

Larsen advised that there were approximately seven properties currently committed to participate and that the goal was to secure ten. She asked board members to consider additional properties and to advise her if they knew of any.

Additionally, she advised that this year there would not be a reception at the end of the tour. She said that instead, the museum would offer a behind the scenes tour at the museum during the lunch hour to try to alleviate some of the traffic at tour homes. She said that attendees would then be given some form of thank you gift in lieu of the reception.

Larsen said that more details would follow at the next regular meeting.

Larsen also asked board members to consider notifying her in advance of any "roundtable" items that they would like to discuss. She explained that staff would like to include those items on the agenda in order that other board members and staff could consider the matters in advance instead of just bringing them up for discussion at the end of the meeting.

Board members were in agreement.

Larsen asked board members to submit any items a week before the meeting.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:52 p.m.

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

STAFF REPORT
HP-18-01, 140 S. EMERSON AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Review for a Certificate of Appropriateness for 140 S. Emerson Avenue
DATE: February 28, 2018

I. SUMMARY OF REQUEST

Description of Request:

The applicant is proposing to replace an existing exterior door on the north side of the residence which is visible from the public street. The proposed door is the same size as the existing door and would be installed using the existing trim. The material of the door would be a smooth paintable fiberglass and painted to match the existing trim. The style of the proposed door would be consistent with the craftsman style of the home with two panels and a 6-pane quarter light glass at the top.

II. GENERAL INFORMATION

Applicant/Owners: Mark Kacmarcik and Thea Appleton, 140 S. Emerson Avenue, Wenatchee, WA, 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 140 S. Emerson Avenue, Wenatchee, WA and legally described as Lot 11, Block 64 Plat of Grandview Addition to Wenatchee, according to the plat thereof recorded in volume 1 of plats, page 59, Chelan County, Washington. The parcel is identified as Assessor's Parcel Number: 22-20-10-586-305.

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

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on January 31, 2018 and determined complete on February 15, 2018.

History: The house at 140 S. Emerson Avenue stands on Block 64 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape slowly over the first two decades of the 20th century. By 1921, about half of the lots contained a single-family home with a garage on the alley.

This particular parcel appears to have been developed in the early 1910s. Sanborn maps for 1921 show the house in its current configuration, with a garage along the alley that was later twice replaced.

R.L. Polk directories list a number of owners and residents at this address, beginning as early as 1914-15. The first owner-occupant is shown as Martin and Clarissa Burdick. Martin is described as a fruit grower. Ernest W. Burdick, secretary-treasurer at the Wenatchee Steam Laundry, was also in residence. By 1929-30, owners are given as Edwin O. and Anna L. Harrison. Edwin was a salesman at the Montana Life Insurance Co. Other residents in the house at that time were William Ackerman, a teller at Commercial Bank & Trust Co.; Walter Long, a bookkeeper at Fruit Growers Service Co.; and Mrs. Dora Smith, a widow.

By 1940, ownership had again changed hands. Listed at this address are Tyler A. and Edna M. Rogers and son Harold, a student. Tyler was described as president of Northwest Oil Research and secretary-manager of Norco First Drilling Corp. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: Despite alteration, this house still conveys its Craftsman styling in its overall massing and detail, and is interesting for its association with a variety of Wenatchee business people.

A story and on-half front gabled house with offset, partially recessed front porch. Narrow gauge lapped siding appears to be a recent replacement. Craftsman detailing still in evidence at eaves and around porch and dormer gables. Multi-paned-over-one wooden sash still in place. Vinyl replacements and tympanum detailing added at front. Wrought iron railings at porch.

Open front yard with concrete walkway and steps. Minimal landscaping. Modern double-wide garage with T-1-11 siding faces alley, next to covered concrete play and barbeque area at rear. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

III. NOTICE AND PUBLIC COMMENT

Notice of application and the March 7th, 2018 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).

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.

- (c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.

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 by adding functionality and security to an exterior door, 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 door. The proposed door will be the same size and installed in the same location as the existing door. The existing door trim and adjacent siding will remain in place. The proposed material of the door is smooth fiberglass that will be painted to match the existing trim on the house. A new handle set and deadbolt in an aged bronze finish will be added to the door.

The subject property is a contributing property to the historic district. The door proposed to be replaced is located on the north side of the house and is visible from the public street. The proposed style of the door is craftsman two-panel door with a 6-pane quarter light glass at the top. The style and details of the door match the styles and patterns existing on the exterior and interior of the house as demonstrated in the application photographs.

Based on the physical description provided on the inventory sheet for the property it appears that many elements of the home have been altered; however it is contributing for retaining the overall massing and craftsman style of the home. The proposed door is in keeping with the craftsman style and would not change 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: Based on the application materials and physical description provided in the inventory sheet it is reasonable to assume the existing door is not original to the house. The proposed replacement door is a paintable fiberglass which will provided greater longevity and security for an exterior door than the existing wood door. The style of the proposed door matches the craftsman details already existing on the exterior and interior of the home.

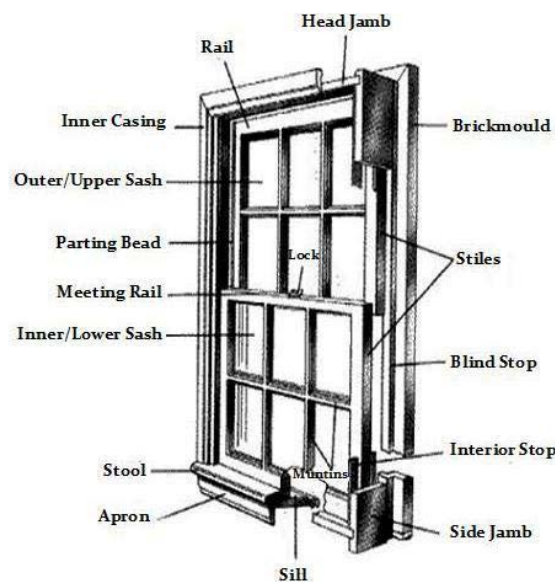
The proposal should not eliminate the home from receiving Special Evaluation in the future. Given the property's condition and historic features of the property, staff would not recommend that the Wenatchee Historic Preservation Board consider an evaluation of the property's contributing status to the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

Windows

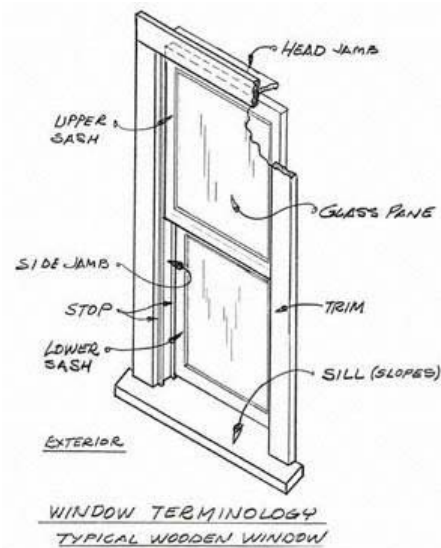
Standards:

- 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



- 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 has stated that the door will be installed in the same size and configuration as the existing door, and that the surrounding trim and siding will remain in place. The door will have a paintable surface and will be painted to match the existing trim on the house. As stated above the features of the door are consistent with the craftsman style of the house and neighborhood.

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-18-01, a Certificate of Appropriateness for 140 S. Emerson Avenue based upon the findings of fact and conclusions of law, and conditions of approval contained within the February 28, 2018 staff report.

Suggested Findings of Fact:

1. The subject property is located at 140 S. Emerson Avenue, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-305.
2. The applicant/owners are Mark Kacmarcik and Thea Appleton
3. The subject property is identified as a contributing property within the Grandview Historic District.
4. The building is a Craftsman within the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on January 31, 2018.
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 March 7th, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 140 S. Emerson 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 an existing exterior door on the north side of the residence and visible from the public street. The proposed door is the same size as the existing door and would be installed using the existing trim.

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 January 31, 2018, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. A building permit may be required to complete the work.
3. 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.
4. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.



HP-18-06

Application for Certificate of Appropriateness or Waiver of Certificate

Please include all of the following information with your application. Insufficient application materials will result in a delay in processing your application. If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places or located within the Grandview Historic District, please call the Historic Preservation Office at (509) 888-3200.

Property Information

Building/Property Name (if applicable): _____
 Building/Property Address: 140 S. Emerson Ave
 Property Owner's Name(s): Mark Kacmarcik & Thea Appleton
 Mailing Address: 140 S. Emerson Ave
 Contact No.: 541-207-2367 or 707-845-2745 E-mail Address: mark.kacmarcik@gmail.com
 Applicant Name (if different from owner): _____
 Mailing Address: _____
 Contact No.: _____ E-mail Address: _____

Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Exterior remodeling | <input type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Signs/awning/lighting | REPLACE SIDE DOOR | |

Estimated cost of proposed work: \$1000

Application Requirement Checklist

SEE ATTACHMENT

- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as signs and lighting. Describe how all work is to be completed.
- Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
- Site plan/location map and scaled elevation drawings (for any additions or new construction).
- Photographs of existing conditions.
- Paint samples, finish samples, or product information as applicable.

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Dependent on the work being proposed, the certificate may be approved by staff within 14 days; however, some will require review and approval from the Historic Preservation Board. If the application is required to be reviewed by the board I understand that a public hearing notice will be published and sent to surrounding property owners and that the property will be posted as well. The Historic Preservation Board meets on the first Wednesday of every month at Wenatchee City Hall, located at 129 S. Chelan Avenue at 5:30 pm. The completed application must be submitted no longer than the 15th day of the month to be placed on the agenda for the next meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: Mark D. Kacmarcik Date: 1/30/2018

Application for Certificate of Appropriateness or Waiver of Certificate:

Project Narrative and Description:

Applicant seeks certificate of appropriateness for replacement of 1 exterior side door (north side) at subject property. Existing side door is damaged beyond reasonable repair, and is not believed to be original to the house. The style of the existing door is not consistent with the style of the other craftsman style doors in the house. Project seeks to replace existing side door with new door which restores functionality and matches craftsman style of house.

Proposed door is 6'8" tall by 2'8" wide right-hand-inswing door. The proposed door is the same size and configuration as existing. Proposed door will be craftsman style two-panel door with 6-pane quarter-light glass (see figure). Existing lockset will be replaced with new handleset and deadbolt. Door is smooth paintable fiberglass suited to north side of house. Existing door trim and adjacent siding will remain in present condition. Finished door will be white to match existing trim. Door will be installed by professional contractor.

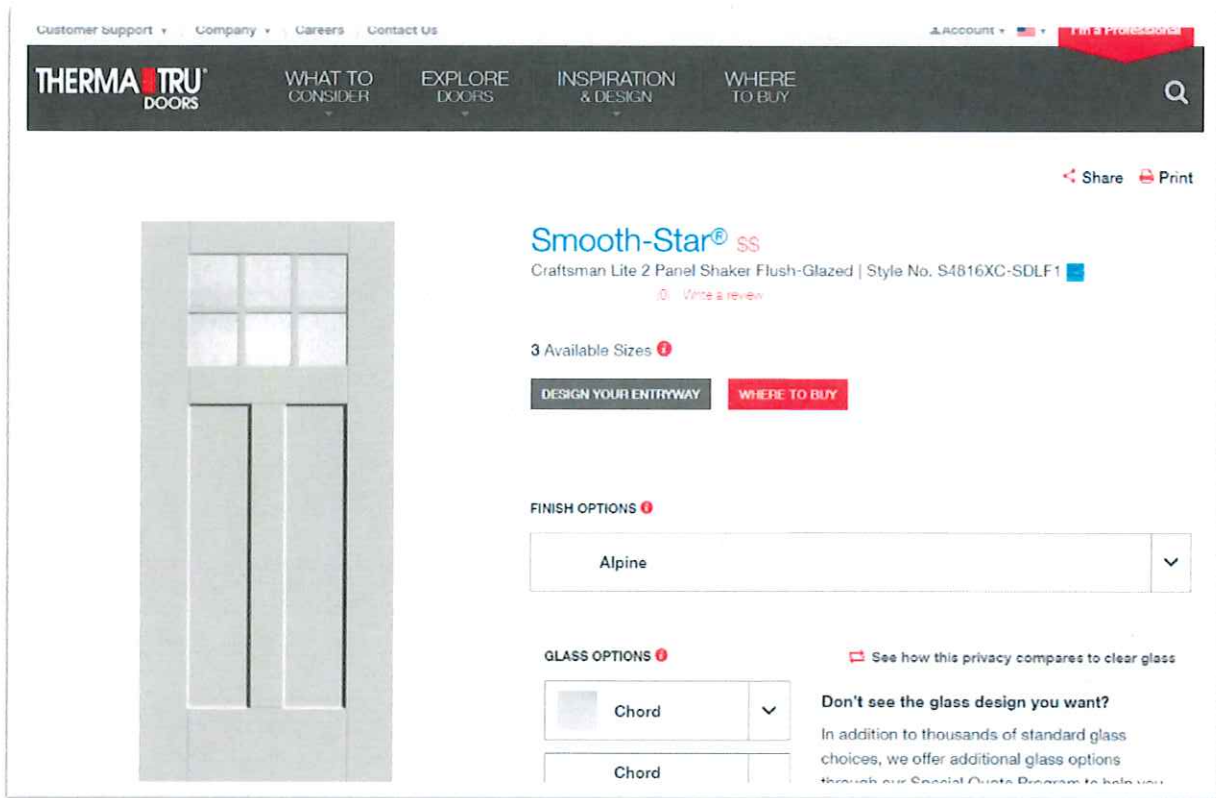


Figure 1 – Therma-Tru Catalog Cut Sheet showing 2-Panel Shaker Door Geometry



Figure 2 –Typical 2-Panel Interior Door inside house (included for reference)

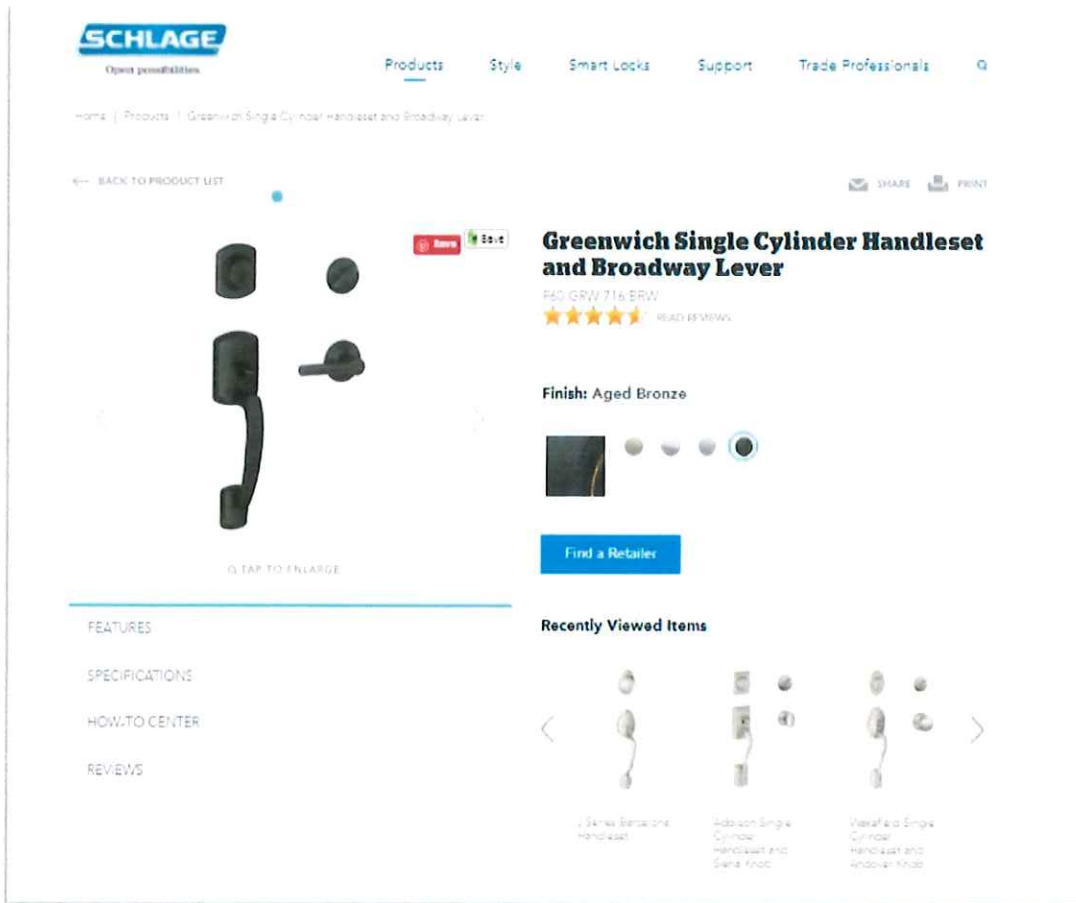


Figure 3 – Schlage Catalog Cut Sheet Showing Greenwich Handleset in Aged Bronze Finish



Figure 4 – Schlage Handleset Finish Detail

Construction Drawings:

Not applicable. Proposed door will match existing door size and opening.

Site Plan/Location Map:

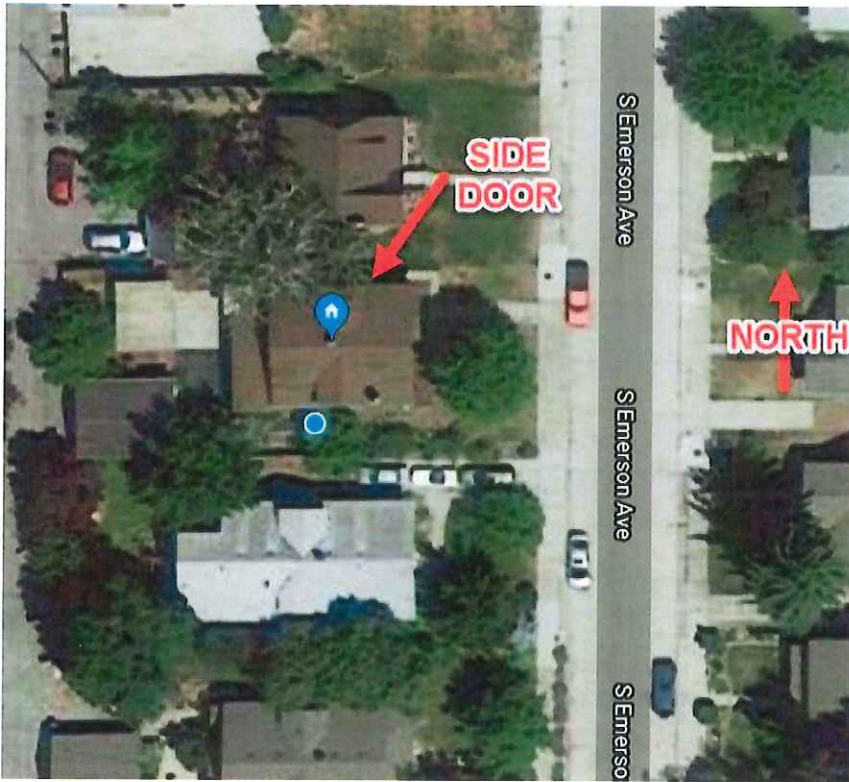


Figure 5 – Aerial View Showing Side Door Location on North Side of house (Image Source: Google Maps)



Figure 6 – Front View looking west showing General Location of Side Door (Image Source: Bing Streetside)

Photographs of Existing Conditions:



Figure 7 – Oblique view showing location of side door visible from street, looking southwest (Image Source: Bing Streetside)

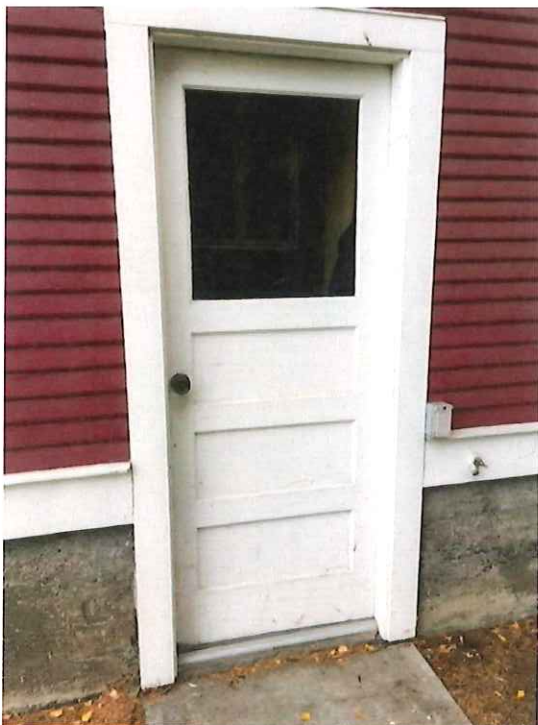


Figure 8 – Photo of existing door, existing trim will remain.

Paint Samples, finish samples, Project Information:

Proposed Therma-Tru door is paintable smooth fiberglass, and can be painted any color. The final door will be white to match existing trim (Figure 8). Door hardware will be a handleset in Aged Bronze (Figure 4).

**STAFF REPORT
HP-18-02, 512 KING STREET**

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Review for a Certificate of Appropriateness for 512 King Street
DATE: February 28, 2018

I. SUMMARY OF REQUEST

Description of Request:

The applicant is proposing to replace two windows, restore one window, and replace an aluminum sliding door and reduce the opening to install a 36" fiberglass door with a large window pane. The first window to be replaced is an aluminum sliding window visible from the public street on the south side of the residence. The proposed window would be a vinyl window with a large picture window in between two side slider windows. The window would be fit to original size of the window opening that was reduced when the aluminum window was installed. The second window to be replaced is an original wood window that has been damaged from being located within a shower. The window is partially visible from the public street located in the rear of the building. The proposed window would be a vinyl double hung window the same size and style of the existing window. A window on the north side of the building was previously removed and replaced with a piece of plywood. The applicant is trying to find a leaded divided light window to match the existing window adjacent, but if unable to would apply a faux lead replica to the glass. All trim for the proposed windows and doors would be match to the existing trim on the house.

II. GENERAL INFORMATION

Applicant: Jeff Stephens, JLS Custom Construction, LLC, PO Box 2234, Wenatchee, WA 98807
Owners: Grant and Amy Florer, 512 King Street, Wenatchee, WA, 98801
Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 512 King Street, Wenatchee, WA and legally described as Lot 10, except the northeasterly 4 feet, and the northeasterly 10 feet of Lot 11, Block 62, Grand View Addition to Wenatchee, according to the plat thereof recorded in Volume 1 of Plats, Page 59, in Chelan County, Washington. The parcel is identified as Assessor's Parcel Number: 22-20-10-586-040.

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

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on February 13, 2018 and determined complete on February 15, 2018.

History: The house at 512 King Street stands on Block 62 of the Grand View Addition to Wenatchee, platted in 1903. Block 62 was still largely vacant, with only seven houses in place as late as 1921. At that time, Chase Park had been established at the far southwest corner of the block, but St. Anthony's Hospital and Convent had not yet been erected at the northeast end of the block.

This particular parcel did not develop until after that point, sometime during the 1920's. It first appears on the 1929 Sanborn map with its current floor plan and sizable auto garage to the rear.

Lowell P. and Lydia Horton lived at this address as owner-occupants in 1914. Lowell was Superintendent at the Washington Canal Company at that time. John and Ida Mooney owned the home and lived at this address by 1931. John was affiliated with J.S. Mooney Real Estate.

One of only a handful of Tudor Revival residences in the survey area, this house is thoroughly intact and well detailed example of the type. An original driveway and garage of the same style adds to its historic integrity. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: An intact 1920s Tudor Revival house with steeply pitched, complex gable roof configuration. Southwest gable end is clipped. Typical steep gabled entry way with round arch openings. Projecting bay with polygonal faces Chase Park to southwest. Stucco cladding throughout. Windows included multi-paned casements, six-over-one light sash, and some leaded transoms. Narrow louvered shutters at front are likely original.

Site is open at front, at grade with sidewalk. Front yard now landscaped with ground cover and shrubs rather than lawn. Decorative wood fence partially separates property from adjoining Chase Park. Original narrow concrete drive off King Street has rounded curb cuts, leads to original Tudor garage at rear of lot. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

III. NOTICE AND PUBLIC COMMENT

Notice of application and the March 7th, 2018 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).

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.

- (c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.

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 proposed window replacements are part of an overall renovation and rehabilitation of the home by the property owners. The proposed work will protect the historic integrity of the home and shows private reinvestment into the neighborhood. The owners will have the ability to apply for Special Property Tax Valuation.

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, and photographs of the existing and proposed windows and door. The application identifies that two of the proposed windows will be vinyl and the proposed door will be fiberglass.

The subject property is a contributing property to the historic district. The house’s orientation on the lot and location next to Chase Park makes all four facades visible from a public street. The property is familiarly intact; however, modifications were made at some time during the mid-20th century to include the replacement of the kitchen window with an aluminum slider, the installation of a shower around an original window, and installation of an aluminum sliding glass door off the kitchen to the rear of the property. The applicant is proposing to correct these changes with appropriately styled windows and doors using alternative materials that will be more durable and appropriated for the climate and location within the house.

The proposed project will not negatively impact the surrounding properties as the proposed renovations seeks to correct previous alterations that are incompatible with the style of the house. This also speaks to the intent of the Grandview Historic District to preserve the original character and integrity of the area’s historic building. The use of modern materials also addresses the intent of the handbook to allow for cost effective maintenance and improvements to properties.

The proposed renovations would not change the contributing status of the property as they are restoring openings within the house to their original sizes or retaining the same size and placement. The styles selected for the replacement windows and door are consistent with the patterns established with existing windows on the house.

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.

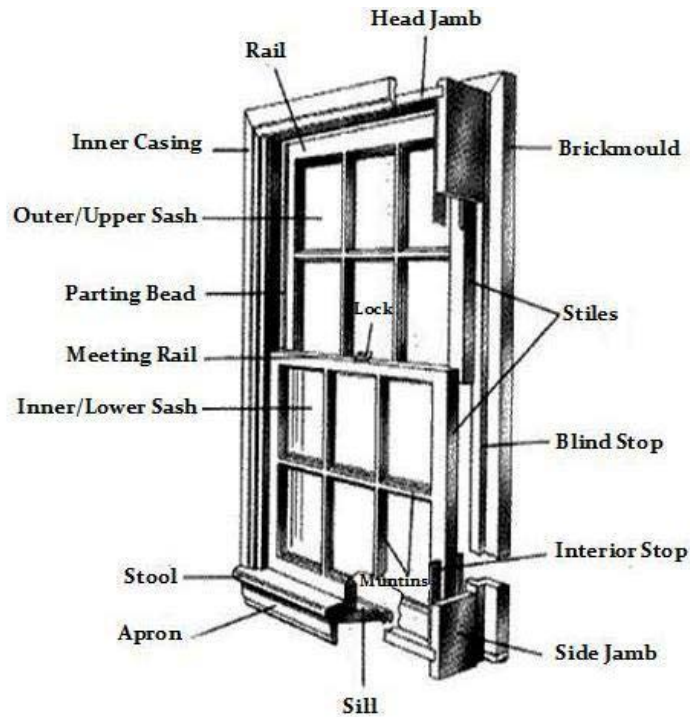
Staff Analysis: The application seeks to remove and correct earlier and inappropriate renovations done to the house during the mid-20th century. The kitchen window and door proposed to be replaced are aluminum and not original to the house. The bathroom window is original, but has water damage due to its location within a shower. The window adjacent to the fireplace was covered during the renovations is proposed to be recreated with original materials or replicated if unable to reproduced.

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.

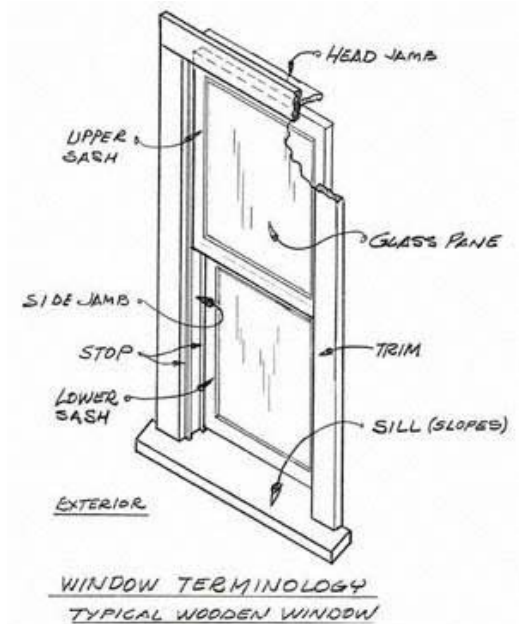
Windows
Standards:

- 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



- 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 has identified in the application materials three windows proposed to be replaced and an exterior door. The following analysis will review each element individually:

The window identified as window #1 is located in the existing kitchen and currently is an aluminum sliding window. The application is proposing to replace this window a vinyl picture window in between two side slider windows. The window will be 4'9" wide and 3' tall that will fit in a slightly smaller than the original rough opening. The original size of the opening is visible of the exterior of the house where the stucco has a different texture on either side of the existing window.

The applicant provided a picture of the proposed window set against the house in the proposed location. The trim between the windows panes provides the three-dimensionality that gives depth to the interior of the window. The three separate window panes mimic the look of the original casement window shown adjacent in the photograph provided by the applicant. The narrative states that the window will be trimmed to match that on the rest of the house.

The standards in the Grandview Historic District states that horizontal sliding windows shall not be visible from the street; however, under the options and guidance it states that horizontal sliding windows can be placed on the side or rear when necessary. While the proposed window does have two horizontal sliding windows that flank a large picture window it provides a similar look to the existing casement windows and would be more appropriate than the existing horizontal sliding that it is proposing to replace.

The window identified as window #2 is an original wood located at the rear of the home and visible from the public street. The window is currently located in a later addition shower surround and has been damaged by water. The applicant is proposing to replace with a vinyl single-hung window to match the original window in size and configuration. It appears based on the pictures provided by the applicant that the original has leaded divided lites in the upper sash. Staff is recommending as conditions of approval that be saved and stored onsite so that it can be restored and reused on the property by either the current or future owners. Additionally, staff is recommending that a faux lead replica is applied to the upper sash of the new window to provide continuity with the original windows visible on the rear of the house.

The window identified as window #3 is an original window opening that was covered with a piece of plywood for the interior renovations that occurred in the mid-20th century. The window is located on the north side of the house and visible from the public street. The applicant is proposing to have the window reproduced the match the existing leaded glass window still visible on the other side of the fireplace. If unable to reproduce, the applicant proposes to place a faux lead replica on glass to mimic the look of the original window.

The applicant is proposing to replace a nonhistoric aluminum sliding door at the rear of the house and visible from the public street with a 36” fiberglass door with a large window in the center. The opening will reframed and reduced to accommodate the new door. While the door is a modern style it appears more appropriate with the reduced scale more consistent with the style of the house.

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-18-02, a Certificate of Appropriateness for 512 King Street based upon the findings of fact and conclusions of law, and conditions of approval contained within the February 28, 2018 staff report.

Suggested Findings of Fact:

1. The subject property is located at 512 King Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-040.
2. The applicant is Jeff Stephens, JLS Custom Construction, LLC.
3. The owners are Grant and Amy Florer.

4. The subject property is identified as a contributing property within the Grandview Historic District.
5. The building is a Tudor-revival within the Grandview Historic District.
6. A complete application was submitted in accordance with Wenatchee City Code on February 13, 2018.
7. The application materials identify all the work to be accomplished and request a Certificate of Appropriateness for the proposal.
8. Appropriate notice was accomplished in accordance with Wenatchee City Code.
9. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
10. 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.
11. On March 7th, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 140 S. Emerson Avenue, Wenatchee, WA.
12. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.
13. 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.
14. The applicant proposes to replace two windows, restore one window, and replace an aluminum sliding door and reduce the opening to install a 36" fiberglass door with a large window pane.

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 February 13, 2018, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. A building permit may be required to complete the work.
3. The original window from the bathroom should be saved and stored onsite so that it can be

restored and reused on the property by either the current or future owners.

4. A faux lead replica should be applied to the upper sash of the new bathroom window.
5. 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.
6. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.



Application for Certificate of Appropriateness or Waiver of Certificate

Please include all of the following information with your application. Insufficient application materials will result in a delay in processing your application. If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places or located within the Grandview Historic District, please call the Historic Preservation Office at (509) 888-3200.

Property Information

Building/Property Name (if applicable): _____

Building/Property Address: 512 King street

Property Owner's Name(s): Grant and Amy Florer

Mailing Address: 705 Riverside Drive Apt. J211 Wenatchee, WA. 98801

Contact No.: 501 733-8058 E-mail Address: _____

Applicant Name (if different from owner): Jeff Stephens JLS Custom Construction L.L.C.

Mailing Address: P.O. Box 2234 Wenatchee, Wa. 98807

Contact No.: 509 670-6632 E-mail Address: admin@jlscustomconstruction.com

Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Exterior remodeling | <input type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Signs/awning/lighting | | |

Estimated cost of proposed work:

Application Requirement Checklist

- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as signs and lighting. Describe how all work is to be completed.
- Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
- Site plan/location map and scaled elevation drawings (for any additions or new construction).
- Photographs of existing conditions.
- Paint samples, finish samples, or product information as applicable.

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Dependent on the work being proposed, the certificate may be approved by staff within 14 days; however, some will require review and approval from the Historic Preservation Board. If the application is required to be reviewed by the board I understand that a public hearing notice will be published and sent to surrounding property owners and that the property will be posted as well. The Historic Preservation Board meets on the first Wednesday of every month at Wenatchee City Hall, located at 129 S. Chelan Avenue at 5:30 pm. The completed application must be submitted no longer than the 15th day of the month to be placed on the agenda for the next meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: _____

Date: 2-13-18

Honorable Board Members,

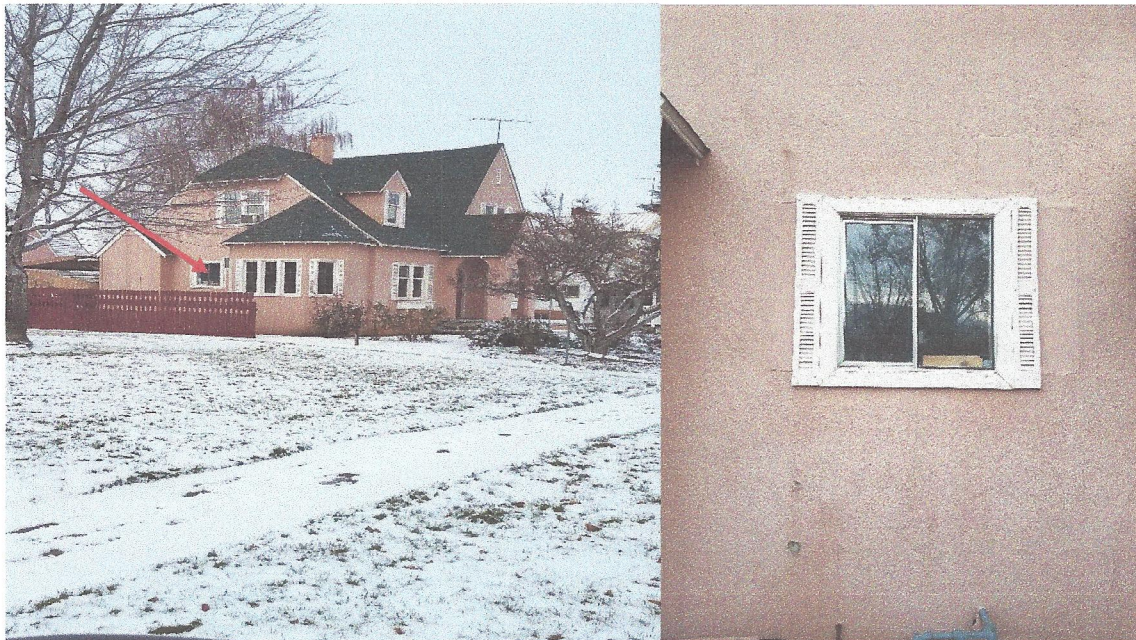
I am making an application on behalf of my clients, Grant and Amy Florer. The Florers purchased the property located at 512 King Street with the intent of remodeling and restoring this home for use as their primary residence.

The project entails a full interior remodel that brings the structure up to current electrical, plumbing, and HVAC codes. We're planning to restore the fireplace and hardwood floors along with making significant cosmetic upgrades in the kitchen and two bathrooms. As a part of this remodel, we plan to replace three windows and an exterior sliding glass door.

The plan for the first two windows is to replace them with energy efficient, climate appropriate, and durable products that closely match the trim profiles of the existing windows in other portions of the house. The third window was removed by previous owners, boarded up, and covered over with wood paneling. The final exterior feature to be changed is the removal of a sliding glass door off of the kitchen. I will address each of these individually with the scope of work and material to be used for the replacement of each window and door.

Window #1

Window #1 is located in the kitchen and faces southwest, looking directly into Chase Park. The original window was replaced during a prior remodel in the 1960s or 70s with an aluminum frame window. The original opening was considerably larger and was downsized and reconfigured to accommodate the present aluminum window (see photos below). The current window has been compromised and is no longer energy efficient, and the material detracts from the style of the house. The red arrow in the first photo below highlights the location relative to the exterior of the home (photo taken from the sidewalk by Chase Park). The second photo is a close-up view, and the third shows the current interior view of aluminum window; the orange paint denotes the rough opening of the original window.





Our proposal for window #1 is to replace the current aluminum window with a white vinyl side slider with a large picture window in between the two sliders, commonly referred to in the building trades as an XOX window. The new window will be 4' 9" wide by 3' tall. This is slightly smaller than the original rough opening.

This side of the house receives substantial exposure to the elements, including precipitation and intense UV radiation from direct sunlight. Additionally, the open space of Chase Park exposes this window to higher wind speeds than most other homes in the area. The concern is the wind could potentially destroy a casement opening by catching the open side and forcing the open window out of position, possibly breaking the window and frame as well as cracking the walls of the home.

Vinyl will hold up well to the constant exposure of UV rays and precipitation, requiring little to no maintenance. Another major deciding factor in choosing this material for this window is the ability to get small profile side stiles and trim to match existing windows in the rest of the home. New coating products allow vinyl to be painted, and should the owners choose to paint the exterior of the home, they will not be locked into only white for window colors.

We feel this is the most efficient and esthetic window we can install, considering location and elements that could impact it. In the photo below, we have placed the proposed window in front of the current to show its similarity to the others from the right of way located by Chase Park. It flows and fits with other windows on the same side. Once we add small trim details, it will be indistinguishable from the other original windows as viewed from the right of way.



Window #2

Window #2 is a bathroom window located at the rear of the home. The original window is wood and is located in the shower surround. A previous owner remodeled this area and cut and trimmed inside of the window to accommodate the shower surround. It was then covered with paint and fiberglass as seen in the photos below. This window can be salvaged and stored for possible future use; however, due to its wood construction, it cannot be left in place inside the shower enclosure.





As it is the only product suitable for use in wet areas, we have selected a vinyl, single-hung window to match the existing wood window. The enclosure can be waterproofed to ensure no future water and mold damage will occur.

The same weather and maintenance considerations discussed in window #1 apply here as well. Window #2 is west-facing and will receive UV rays during the hottest part of summer days. This window will also be exposed to precipitation in the form of rain and snow. Vinyl will allow for durability as well as low maintenance for the home owners; as before, new coating products allow vinyl to be painted and will not lock the home owners into only white for window colors. The proposed window will have slim side stiles as well as sash to replicate the original wood windows.



We have again placed the proposed window in front of the existing window for visualization of the proposed change. This view is not from the right of way but standing in back yard; the right of way is 95' away on Delaware Avenue.

The exterior will also have siding applied to match the rest of home. In this case it will be stucco and will blend old work with new, creating a seamless look.

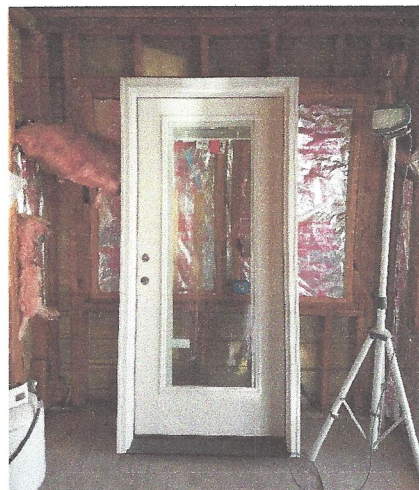
Window #3

Window #3 is an original window space that was covered up during a previous interior remodel. We have searched the property and cannot find the original window that was removed and replaced with plywood (see photos below). Our plan for window #3 will be to replicate as exactly as possible the window on the right of the fireplace. We are searching for a company that can create leaded divided light window panes. However, if we cannot find a craftsman to build this particular window, we will then apply a faux lead replica to the glass, simulating the original leaded window. No exterior changes will occur to the window sash or stiles; only the actual window frame and glass will be replaced.



Kitchen Slider

The last exterior change will be replacing an aluminum sliding door at the rear of residence just off the kitchen. The door area is seen from a small portion of the right of way on Delaware. The existing aluminum slider was installed at about the same time as the aluminum window and has zero energy efficiency, no security, and poor operability. Our proposal is to reframe the exterior wall, reduce the opening, and install a 36" fiberglass door with a large, energy efficient window. We believe that this will replace the inappropriate material used earlier in the home's remodel history and bring it more in line with current historic doors installed on the house. The wall will be reframed and have exterior siding applied to match the rest of home, just as with window #2.



We appreciate your time and consideration in this process. We look forward to creating a home that meets the Florer's needs as well as maintains the Grandview Historic districts character and charm.

Respectfully Submitted

Jeff Stephens
JLS Custom Woodcraft and Construction L.L.C.

AGENDA

Historic Preservation Board Workshop

March 7, 2018

Please read: Grandview Historic Preservation Handbook, Pages 8 - 23

Please bring: Historic Preservation Board Rules and Procedures Binder

5 minutes **User Guide – Page 8, Grandview Historic District Handbook**

- Key concept
 - Property categories

5 minutes **Know Your Property – Page 8 – 9, Grandview Historic District Handbook**

- Key concept
 - Common features/terms used in handbook to describe property

5 minutes **How to Use Handbook – Page 10, Grandview Historic District Handbook**

- Key concepts
 - Each Chapter is a Section and includes the following sections: Intent, Standards, and Options and Guidance
 - Intent – identifies key features and themes; to be used for guidance for alternative compliance
 - Standards – required to be followed on portions of the property visible from the public street (alleys are not public streets)
 - Options and Guidance – not required provisions. In cases where standards do not directly apply they provide additional information for meeting the intent