

WENATCHEE HISTORIC PRESERVATION BOARD  
REGULAR MEETING  
JUNE 6, 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 May 2, 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-18-03 – Certificate of Appropriateness – 300 N. Miller Street
  - B. Summary - Historic Home Tour
  - C. Discussion – Grandview Historic District Handbook – Primary Structures (continued from 05/02/2018)
- 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 5:36 p.m. with the following members in attendance: Mark Seman, Wendy Priest, and Stacie De Mestre. City staff was represented by Stephen Neuenschwander, Planning Manager; and Kirsten Larsen, Associate Planner. Absent were board members Lisa Dahlgreen, Darlene Baker, and Jon Campbell.

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the regular meeting of March 7, 2018

**Board member Priest moved to approve the minutes from the regular meeting of February 7, 2018. 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.

**IV. OLD BUSINESS**

None

**V. NEW BUSINESS**

A. Workshop – Grandview Historic District Handbook – Primary Structures

Kirsten Larsen, Associate Planner, presented the staff report.

The board asked questions of staff.

B. Site Visit – GPA Embroidery (2<sup>nd</sup> floor renovation)

**VI. OTHER**

None

**VII. ADJOURNMENT**

Chair Bob Culp advised that the meeting would depart Council chambers at 6:03 p.m. and would be continued at GPA Embroidery located at 22 N. Wenatchee Avenue for a site visit. Following the visit the meeting would adjourn from that location.

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

DRAFT

**STAFF REPORT**  
**HP-18-03, 300 N. MILLER STREET**

**TO:** Wenatchee Historic Preservation Board  
**FROM:** City of Wenatchee Community Development Staff  
**RE:** Request for Certificate of Appropriateness  
**DATE:** May 30, 2018

**I. SUMMARY OF REQUEST**

**Description of Request:**

The City of Wenatchee has received an application for a Certificate of Appropriateness to replace the existing original windows on the second floor of the residence and a kitchen window, which is a circa 1970's replacement. The applicant is proposing new double-hung windows that will be similar in look on the exterior matching the current opening dimensions.

**II. GENERAL INFORMATION**

**Applicant/Owner:** Donald W. and Mildred A. Border  
300 N. Miller Street  
Wenatchee, WA 98801

**Department Review:** City of Wenatchee Community Development Staff

**Location and/or legal description:** The subject property is located at 300 N Miller Street and is within a portion of Section 10, Township 22 N, Range 20 E, W.M., and identified by Assessor Parcel Number: 22-20-04-410-450.

**Zoning District:** Residential High (RH) with Mixed Residential Corridor (MRC) overlay

**Comprehensive Plan Designation:** Residential High with Mixed Residential Corridor overlay

**Application Date:** An application was submitted on May 21, 2018 and determined complete on May 22, 2018.

**History and Physical Description:**

This house, built in 1904, is a late "Victorian" design, commonly seen as a T-shape, that is the front of the house was the prominent feature to the street (or the bottom of the "T") with side wings at the rear of the house (or the top of the "T"). It is of a style that is commonly seen in rural farm country. The house is currently a two-story wood framed building. The house was enlarged over the years, probably from an "L" shape and several remodels have taken place in the interior, but the exterior has remained fairly intact except for an addition to the back of the house in 2000.

Attached is the nomination form for the Wenatchee Register of Historic Places and photographs of the house. The form contains a detailed description of the houses exterior and interior features. A detailed list of past ownership is also include as part of the description of the property. The photographs include an undated front view of the house and several photos taken from 2001 when the house was listed on the Wenatchee Historic Register.

### **III. NOTICE AND PUBLIC COMMENT**

Notice of application and the June 6<sup>th</sup>, 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 ANALYSIS**

#### **Requirements.**

**WCC 2.36.150 Review required.** No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city of Wenatchee register of historic places or within an historic district on the city of Wenatchee register of historic places without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form.

**Staff Analysis:** The applicant has submitted a request for a certificate of appropriateness to satisfy the review requirement. The proposed work would replace the existing original windows on the second floor of the residence and kitchen window.

#### **Authority**

**WCC 2.36.170(3) Board Review.** All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.

The board shall review the proposed work according to the design review criteria established in rules, and shall take action on each application at a public meeting of the board. The board's recommendations shall be in writing and shall state the findings of fact and conclusions relied upon in reaching its decision. Any conditions identified in this review process shall become conditions of approval of any associated development permits granted. A certificate of appropriateness shall be awarded according to standards established in the board's rules. The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue any associated permit if it is determined consistent with the certificate of appropriateness awarded.

**Staff Analysis:** The proposed work is to replace the existing original wood windows with new double-hung, aluminum clad wood windows. The exterior finish will be black.

#### **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.

**Staff Analysis:** A public hearing with the Historic Preservation Board is being held on June 6, 2018 to review the application.

### **Review Criteria**

#### **Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review**

The Secretary of the Interior has established the following Standards to be considered during the Design Review process:

1. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

To achieve the above standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two part evaluation is necessary.

1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.

**Staff Analysis:** The registration form states that the windows on the house are mostly double hung windows with aluminum storm windows, except the kitchen window which is said to have been replaced during the 1970's remodel.

The applicant states that they are proposing to replace 8 of the double hung windows and the kitchen window to increase the efficiency of the second story windows and help to regulate the temperature on this floor. They current have aluminum storm windows which are described as ill-fitting.

The proposed replacement windows are made of a compound wood fiber and high carbon polymer. They have been selected to match the color, size, proportion, configuration, and glass of the existing windows. The detail sheet shows that the interior will be real wood that can be stained or painted. The color selected by the applicant is white.

The windows are identified as a distinctive feature of the residence for the consistent double hung style used throughout. Looking at the photographs with the aluminum storm windows on it appears that the proposed windows will provide a more consistent look with the original windows while achieving more efficiency for continued enjoyment of the property.

### **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.

**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 will assist in extending the usability of the existing house and demonstrating a private reinvestment by the landowner.

### **V. RECOMMENDATION**

**Draft Motion:** I move to recommend approval of HP-18-03, a Certificate of Appropriateness for 300 N. Miller Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the May 30<sup>th</sup>, 2018 staff report.

**Suggested Findings of Fact:**

1. The subject property is located at 300 N Miller Street, is within a portion of Section 10, Township 22 N, Range 20 E, W.M., and identified by Assessor Parcel Number: 22-20-04-410-450.
2. The owner is Donald W. and Mildred A. Border, 300 N. Miller Street, Wenatchee, WA.
3. A complete application was submitted in accordance with Wenatchee City Code on May 21, 2018.
4. The application and supporting materials do identify the work to be accomplished.
5. The subject property is zoned within the Residential High (RH) with Mixed Residential Corridor (MRC) overlay.
6. The subject property is identified as being listed on the Wenatchee Register of Historic Places.
7. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
8. Wenatchee City Code Section 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.
9. On June 6<sup>th</sup>, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 300 N. Miller Street.
10. 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".
11. 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.
12. 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.
13. Wenatchee Urban Area Comprehensive Plan states: "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."
14. Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.
15. Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.
16. The applicant is proposing to replace the existing original windows on the second floor of the residence and kitchen window. The applicant is proposing new double-hung windows that will be similar in look on the exterior matching the current opening dimensions.
17. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**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.
3. The application is consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior Standards. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**Recommended Conditions of Approval:**



1. The project application shall proceed consistent with the application materials submitted on May 21, 2018, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. The replacement windows need to match the same size and placement of the existing windows.
3. The exterior trim shall be installed to match the existing exterior trim of the windows.
4. Original windows shall be stored and kept for future use on the property.
5. A building permit is required for the proposed work.
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.



CITY OF WENATCHEE

Historic Preservation Office

Community and Economic Development Department

Public Services Center

1350 McKittrick, Suite A

Wenatchee, WA 98801

MAY 22 2018

Application for Certificate of Appropriateness or Waiver of Certificate HP-18-03

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: 300 N. Miller St, Wenatchee, Wa 98801  
Property Owner's Name(s): Donald W. Border and Mildred A. Border  
Mailing Address: 300 N. Miller St, Wenatchee, Wa 98801  
Contact No.: 509-630-9852 / 509-630-8086 E-mail Address: dmborder59@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):**

- Exterior remodeling
- Interior remodeling
- Change of use
- New construction
- Demolition
- Relocation
- Signs/awning/lighting

Estimated cost of proposed work: \$ 21,545

**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: Donald W. Border  
Mildred A. Border Date: May 21, 2018

MAY 22 2018

300 North Miller Street Residence  
Wenatchee, Washington  
Don & Millie Border

#### PROJECT DESCRIPTION OVERVIEW

To remove & replace double hung frames and glass on eight (8) Second Floor windows of the house.

In addition, the removal of an ill-fitting storm window and replacing the inner glass without defacing the existing external sill [on the north-facing kitchen window on the main floor].

#### HISTORY OF PAST EFFORTS

In past years we have sought (and declined) several offers for vinyl &/or aluminum window replacements. Because the external appearance of each proposal did not PRECISELY MATCH the existing windows, none of these efforts were pursued further.

When we heard of (and contacted) RENEWAL by ANDERSON, we were very pleased. The appearance of the proposed windows (made of compound WOOD fiber & high carbon polymer) matched remarkably well with the existing windows: [COLOR...STYLE...SIZE...PROPORTION...CONFIGURATION...and GLASS... were nearly identical to each existing window.

#### SECONDARY REASONS FOR CHANGE

The current windows are VERY ENERGY INEFFICIENT  
The upstairs rooms get very hot (even with air conditioning) in summer, and quite cold in winter. The proposed window glasses have a VERY low U-value.

## SPECIFIC DIMENSIONS & LOCATIONS

### Main Floor

N-facing Kitchen Window = 58" X 41"

### Second Floor

SW Bedroom Window = 52" X 52"

S Main room Window = 52" X 52"

E Main room Window = 52" X 52"

N Main room Window = 23" X 52"

E Bedroom Window = 28" X 52"

N Bedroom Window = 24" X 52"

N Bathroom Window = 24" X 52"

W Bedroom Window = 28" X 52"



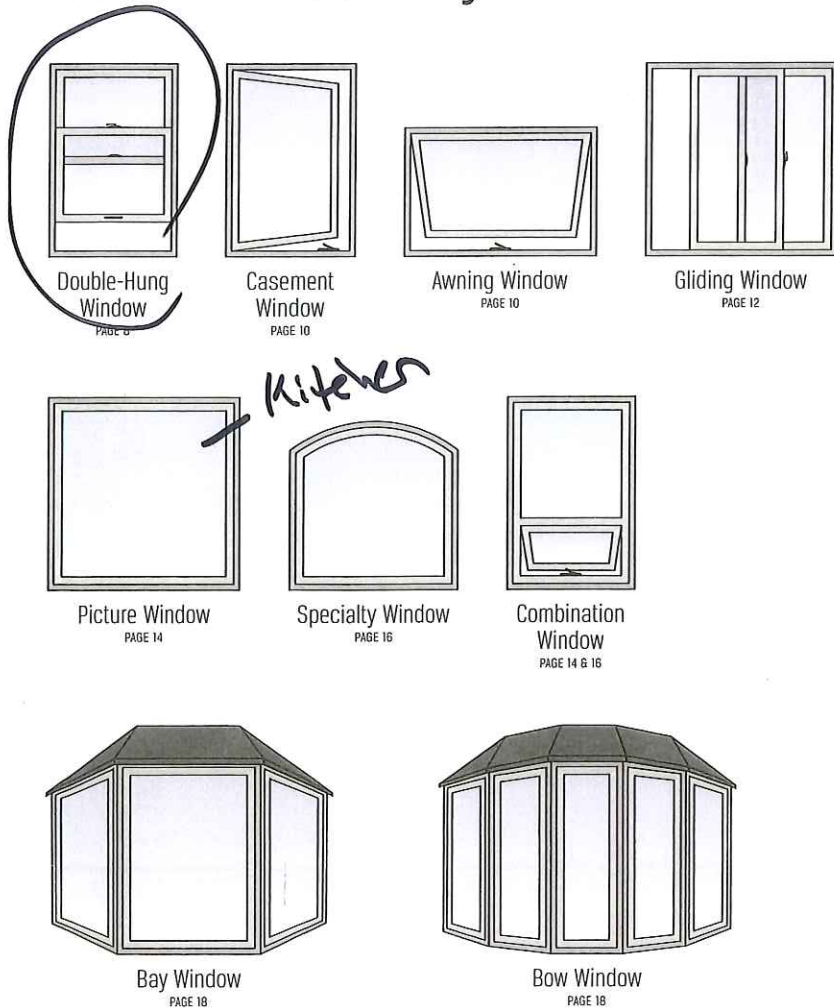
# Choosing Renewal by Andersen<sup>®</sup> Windows is Easy...

CITY OF WENATCHEE

MAY 22 2018

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency and beauty.

## 1 Select Window Styles



## 2 Select Colors<sup>2</sup>

*Real wood interiors can be stained or painted to match your decor*



## Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. **Attempt to understand the contribution of the window(s) to the appearance of the facade including:**

1. the pattern of the openings and their size;
2. proportions of the frame and sash;
3. configuration of window panes;
4. muntin profiles;
5. type of wood;
6. paint color;
7. characteristics of the glass; and
8. associated details such as arched tops, hoods, or other decorative elements.

Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

CITY OF WENATCHEE

MAY 22 2018

WENATCHEE REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16." Complete each item by marking "x" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name: Buttles/Dow Home  
Other name/site number Border Family Home

2. LOCATION

Street & Number 300 N. Miller  Not for publication  
City/town Wenatchee  Vicinity  
State WA Code      County Chelan Code      Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets  does not meet  the Wenatchee Register criteria.

*Chris Bassett* 10/5/2001  
WHPB Staff Date  See Continuation Sheet

Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets  does not meet  the Wenatchee Register criteria.

*Marykay Johnson* 10/18/2001  
WHPB Chair Date  See Continuation Sheet

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent  do not consent  to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.

*Willie Borden* October 8, 2001  
Owner *Donald W. Borden* Date 10/8/01  See Continuation Sheet

City of Wenatchee Certification: I, hereby certify that this property is:

- entered in the Wenatchee Register  See Continuation Sheet
- determined eligible for the Wenatchee Register  See Continuation Sheet
- determined not eligible for the Wenatchee Register
- removed from the Wenatchee Register
- other (explain): \_\_\_\_\_

*James Johnson* Oct 25, 2001  
Signature of the local elected official Date of action

**5. CLASSIFICATION**

**Ownership of Property**  
Check as many boxes as apply

- private
- public-local
- public-state
- public-federal

**Category of Property**  
Check only one box

- building
- district
- site
- structure
- object

**Number of Resources within Property**  
Do not include previously listed resources in the count

<u>1</u>	Contributing	buildings
_____	Noncontributing	sites
_____		structures
_____		objects
<u>1</u>		Total

**Name of related multiple property listing:**

n/a  
*Enter "N/A" if property is not part of a multiply property listing*

**Number of contributing resources previously listed in the Wenatchee Register**

\_\_\_\_\_

**6. FUNCTION OR USE**

**Historic Functions**  
*Enter categories from instructions*  
Personal Residence \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
*Enter categories from instructions*  
Personal Residence \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. DESCRIPTION**

**Architectural Classification**  
*Enter categories from instructions*

"Victorian"/farmhouse/vernacular  
\_\_\_\_\_

**Materials**

*Enter categories from instructions*

Foundation Concrete  
Walls Wood  
Roof Composition  
Other \_\_\_\_\_

**Narrative Description:**

*Describe the historic and current condition of the property on one or more continuation sheets.*

x See Continuation sheet.



**8. STATEMENT OF SIGNIFICANCE**

**Applicable Wenatchee Register Criteria**

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, Aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state, or local history.
- 6. It has yielded or is likely to yield important archeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

**Areas of Significance:**

Enter categories from instructions:

2, 4. Significant architectural design - few others like it in the community

**Period of Significance:**

1904-1922

**Significant Dates:**

1904

**Significant Person**

Complete if criterion 5 is marked

**Cultural Affiliation**

**Architect/Builder**

Unknown

**Narrative Statement of Significance:**

Describe the historic and current condition of the property on one or more continuation sheets.

9. STATEMENT OF SIGNIFICANCE

**Bibliography**

*Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.*

Chelan County Assessor's records  
Land Title Records

**Previous documentation on file (WHPB):**

- Preliminary determination of individual listing has been requested
- Previously listed in the Wenatchee Register
- Previously determined eligible for the Wenatchee Register
- Recorded in the Wenatchee Inventory of Historic Places

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency: Specify \_\_\_\_\_
- City \_\_\_\_\_
- University \_\_\_\_\_
- Other: Specify W.V. Museum & C.C.
- Name of repository: \_\_\_\_\_
- Historic Preservation Office \_\_\_\_\_

10. GEOGRAPHICAL DATA

**Acreage of property** \_\_\_\_\_

**UTM References**

*Place additional UTM references on a continuation sheet*

See continuation sheet

**Verbal Boundary Description**

Parcel No. 222004410450  
(No lot or block number assigned)

See continuation sheet

**Boundary Justification**

Miller Street between Fifth and Orchard Streets

See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: Kris Bassett, Projects Coordinator  
 Organization: Wenatchee Valley Museum & C.C.  
 Street & Number: 127 S. Mission  
 City/Town: Wenatchee  
 State: WA Zip: 98801

Name/Title: Donald & Mildred Border  
 Organization: \_\_\_\_\_  
 Street & Number: 300 N. Miller  
 City/Town: Wenatchee  
 State: WA Zip: 98801

**Additional documentation submitted with form:** *Check as many boxes as apply*

- Continuation Sheets
- Slides
- Maps: USGS and/or Sketch
- Other: Newspaper article
- Photographs (Black & White)

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Description

This house, built in 1904, is a late "Victorian" design, commonly seen as a T-shape, that is the front of the house was the prominent feature to the street (or the bottom of the "T") with side wings at the rear of the house (or the top of the "T"). It is of a style that is commonly seen in rural farm country. The house is currently a two-story wood framed building. The house was enlarged over the years, probably from an "L" shape and several remodels have taken place in the interior, but the exterior has remained fairly intact except for an addition to the back of the house in 2000.

Exterior Description:

The house is wood framed with a concrete foundation. The cladding on the exterior of the house is wood with the lower second floor defined with shake siding. The second floor cladding is smaller with narrower board lapping. The first floor cladding is tongue and groove and is wider (4-5").

The prominent feature of the house is the expansive front porch, which surrounds three sides of the front part of the house (the bottom of the "T"). The porch floor is slightly sloped is of wood construction. The turned posts are embellished between them under the porch roof with spandrels with two different styles of turned pieces and grooved sections. Ornamental "gingerbread" brackets at each side of the post supports. Under the eave of the porch is crown molding, some of which that has been recently re-milled and replaced. The front porch steps featured a projected section of the roofline and a gabled roofline mimics the roofline above. A new roof was recently put on (September, 2001) with new sheeting put under the new roof. The edges of the roof further mimic the upper edge of the cladding in that it has a slight flare to the edge of the room and the porch. Fish scale and diamond shaped shingles are seen on the front and two sides of the building above the second floor roofline. A dormer with two double hung windows is seen from the front of the house and indicates where the attic is. Access to this attic is from an upstairs bathroom ceiling entrance and was only recently discovered by the owners! All exterior doors have been replaced. Most of the windows are double hung with aluminum storm windows; exceptions are the kitchen window, which was remodeled in the 70's and the room addition windows at the rear of the house. The front window in the living room features stained glass squares and rectangles around a clear glass piece. This window is repeated on the south side of the house. There is an indication of another window; similar in size to the front room's on the north side of the porch. It has been filled, probably when the interior staircase was changed.

At the north side of the house, a kitchen door entrance was covered with a low roof shed-style porch. The foundation had been replaced for this porch and it was raised, causing the roof to appear to be too low. At one time, the current owners reported that there was a drive down into this side of the house to the basement. When the kitchen was remodeled, this entrance was filled in with a window and cladding on the exterior wall

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and the foundation and ground area filled in. An early addition to the porch area was the addition of another room, which now accommodates a bathroom. A chimney for the furnace appears on this wall. Recently when the roof was replaced, this shed roof was removed and the carpenter rebuilt it higher up on the back roof. The turned porch posts were raised with an additional piece of wood. The owner will detail the porch with similar millwork as is seen on the front porch.

The addition to the rear of the house includes a large open room inside with a fireplace set into the corner. Leading out from this room through French doors, accented by matching side windows, is a large covered porch. The porch roof is supported with turned porch posts and a railing designed with balusters accent a porch that is enlarged by a half circle. Steps lead up to this rounded area from the lawn and walkway as well from the south end of the porch. Under the porch is decorative lattice. The setting of this large porch is perfectly situation under a large oak tree and looks out an expansive lawn and garden area. This portion of the house is painted in a pale purple with darker purple accents. This same color palette will be used to repaint the rest of the house once the roof and carpenter work has been completed.

Interior Description:

From the front door (which as noted above is not the original door), which is a solid panel door with a glass screen door, the staircase leading upstairs is immediately in front of you. The original staircase appears to have dropped into the living room at another location as reported by the son of the Wilburns, previous owners. This alteration would then affect the interior sidewall of the living room as it backs the staircase and be the same year of construction. The baseboard moldings also indicate newer construction and this variation in baseboard moldings is seen throughout the older section of the house. The living room area is smaller and features two large window double hung windows. The upper section of the window is very narrow and is accented with stained glass squares and rectangles in yellow, blue, green, pink colors. A drawing of the window is shown at the end of this description. Moldings around the windows are original and somewhat elaborate with plain frame at the top. The archway between the living room and dining room is also framed with detailed moldings. An entrance to the basement is in the northwest corner of the living room. There is also a closet under the stairs at the landing to the basement. Back in the living room there is a chimney hole cover, which would indicate that heating that area was once by a stove. The walls in the living room are untrimmed and the baseboards are newer. The basement has been semi-finished off with walls for storerooms to the south and west. added. Most are storage rooms except for an area at the north side under the stair, which serves as an office. Upgrades to the plumbing and heating are apparent with new pipe and a new forced air furnace.

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The dining room is a large room with a small bay window of two double hung windows and a tiled ledge. The baseboard trim molding is original. The crystal chandelier light fixture is newer and not original. In this room is also a small double hung window which faces the front or to the east side of the building. The ceiling has insulated tile installed on it. This room has been altered as the owner indicated a built in cupboard was to the left of the arch originally. There are three entrances to this room, one from the living room, from the new addition and from the hallway leading to the kitchen/bath and upstairs.

The bathroom on the first floor has been remodeled (late 1970's) with moss green colors, double sink, sheet-linoleum in green, a storage closet and molded tub/shower wall. The entrance door to the upstairs is set one step high and is a four-paneled door. There are one, four, five and six paneled doors throughout the house. This door to the stairs is original to the house and also is an indicator of changes and additions that were made to the structure. Upon approaching the kitchen area from the hall, there is another small hall leading to a telephone sitting area and into a bedroom, which is an original room to the house. The closet door, windows and the moldings around them are original but not the mopboards. Two large windows are in this room, one faces the front of the house and is a single double hung window and the other faces north and is two double hung windows. There is no other trim on the walls and the ceiling fixture is newer. The kitchen appears to have been remodeled in the 1960's or 70's with natural stained birch wood cabinets. Lighting has been updated with spots and the ceiling lights are new. The owners report that this lighting and ceiling update was done from water damage from the upstairs bath. The kitchen is accented with a Frigidaire "Flaire" oven/stove and is inset into the cabinetry. A large kitchen table is placed in front of the large single pane window. This is the area where the basement level garage was entered. The trim work and moldings are newer in style and fairly plain. The floor is a light tan vinyl. From the kitchen is the exit to the side driveway. This exit is in the near original site although the door is newer. This exit/porch has now been reconstructed as previously discussed. From the kitchen facing the backyard (west) is a section of the new addition, which includes a laundry room with a sink and cupboards, freezer and a full bathroom off is with a shower. There are two French doors leading out to the new backyard deck/patio.

To get upstairs, there are two sets of staircases, one from the front of the house at the front door area and one from the back staircase near the kitchen. These meet at a landing on the second floor. The back staircase is original as the moldings are in the original style as seen elsewhere in the house. The ceiling is very high in this area except for an overhang from the front stair. At the landing there are steps up to the rooms on either side of the landing, but the steps are at different heights, the north side having just one step, while the south side has three. This indicates again where additions and alterations took place in later remodels. The interesting light fixture in the landing appears original

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and is brass. The rooms to the south were once set up for a separate apartment. This area contains a large open room with oak wood floors (which are 12" short sections indicating a newer installation) and two large double hung windows. There is a small closet and a small window with a new vinyl double hung window in a small alcove. The walls are new. The alcove area may have been a part of the original stairway that lead into the living room as this area is all newer construction. There is one small bedroom with a closet and a single large double hung window. The mopboards in this room are newer and the wall between the kitchen and bedroom are also of newer construction. Another room has a full kitchen featuring a Murray metal sink cabinet, porcelain sink and two wood side cupboards as well as full wood cabinets above the sink and counter. There is a small refrigerator and an apartment sized stove. A back door off this room leads to the back roof of the original house.

From the landing leading to the north rooms, the floors are again oak and there is a solid railing wall capped with a single board. There are two bedrooms with original trimmed moldings and yet they are not as detailed as the moldings on the first floor. The first bedroom has a 6-paneled door, a small closet and 2 double hung windows – one facing east, one north. The second bedroom at the west side of the house has the same 6-paneled door but its closet door is a 4-panel. The floor moldings are newer. There is one double hung window facing west. There is also a full bath on this floor with the fixtures installed one-step up to accommodate plumbing. All the fixtures are newer. Seen in the room is a double hung window and a built in cupboard behind the 4-paneled door with 4 shelves and a double cupboard below. A washer/dryer hookup is also in the bathroom.

The new addition to the west of the main house was added to from an original outside wall. The area is a large family room with a large fireplace and sitting area in one corner and has a rounded wall, curving into the room. A back porch, small passageway and a bathroom were removed for the addition. The new area features French doors and windows with a Palladian arch above the main door section, which lead to the back deck and yard.

**Front Room Window Design**

Colors: C = Clear, P = Pink B = Blue The center panel is clear.

C	YELLOW	B	PALE GREEN	C
P				P
B				B
C	PALE GREEN	P	YELLOW	C

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Site Name – Border Family Residence  
Address – 300 N. Miller  
Owner's Name – Don and Millie Border  
Address – 300 N. Miller  
Date of Construction – 1904

Statement of Significance

This large wood clad frame home was built in 1904 on North Miller Street at a time when the surrounding land was filled with few homes and dotted with new orchards. The Wenatchee Canal Company owned the property where the house sits today, as well as a good deal more of the surrounding land. Research on the ownership of the land and house reveals a tale yet to be totally unraveled as the title records do not exactly state when the house was built nor by whom but instead list the legal transactions that took place when changes with the property were made such as deeds, warranty deeds or quick claim deeds. These will be recorded with the dollar figures, which will lead us to speculate about what may have happened on the property. As research is continued, this file of information will be updated.

- On October 23, 1903 the Wenatchee Canal Company sold this particular parcel of land to E. V. Martin for \$800.00.
- In January 9, 1904 Elihu V. and Josie Martin sold the property to W. B. Paterson for \$3,000. It is assumed that Mr. Martin built a house of an unknown size on the property.
- Mr. and Mrs. Patterson sold the property and filed a warranty deed dated November 23, 1906 completing the transaction of the sale to William F. and Sallie F. Buttles. The price of the sale was \$4,500.
- On May 1, 1911, Nellie M. Buttles, W. A. Buttles, N. C. Buttles and O. L. Buttles filed quick claim deeds to their father (?) W. F. Buttles. This is assumed to have been done upon the death of their mother that year and the paperwork was a formality so that W. F. Buttles could sell the property. Mr. W. F. Buttles was in partnership on two businesses in town. The first partnership was with his son (?), W. A. Buttles operating the W. A. Buttles & Co. who sold carriages, wagons, farm implements and heavy hardware. Their business was located at 37 N. Wenatchee Avenue. His second business partnership was with George Burge. They owned the Central Produce Co., which handled hay, grain, seeds, wholesale fruit and produce. Their operation was nearby at the corner of Columbia and First.
- Mr. Buttles and his wife Zoe (his second wife whom he married after 1911) remained as property owner until he sold the property to Warren O. Dow for \$4,500 (the same price as he had purchased the property for ten years earlier).

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- Further legal transactions occur for this property in the form of a mortgage filing for a loan. It appears that on March 29, 1922 Robert W. Dow (brother or father?) filed paperwork assigning a mortgage to First National Bank of Wenatchee at 8% interest for a \$15,000 loan he had made to Warren O. Dow. Further speculation would be that Mr. Dow make considerable changes to the house with that money and that he may have been responsible for additions to the main house that was originally built in 1904 (per Chelan County Assessor's records). The noticeable changes and additions are evident in the house, especially seen upstairs where floors across the stairs from each other do not match.
- On May 19, 1942, Mr. Warren O. Dow's Estate filed an administrator deed to Dow Chemical Co. who again filed the same type of deed on June 18, 1942.
- On August 12, 1942, Dow Chemical quick claim deeded the property to William Groening Sr. Trustee of the Dow estate who then upon selling the house in August 31, 1942 quick claim deeded, both under his name separately and with his wife, the property back to Dow Chemical to be sold to Perry C. and Helen Georgia Weatherman. The Weatherman's owned the house for ten years. Perry was listed as a "fruit worker" in the Polk Directory of that year.
- A warranty deed filed 6-30-52 but dated on the form 8-28-49 is recorded that Weatherman's were selling the house to Joseph Jackson. Joseph was a postal carrier and a divorced man. He was later married to Barbara R.
- Jackson's lived in the house for ten years also before selling the property to Howard and Verna Wilburn on October 25, 1962. Mr. Wilburn worked in a medical laboratory and later owned PICWIL Clinical Laboratory with partner Floyd E. Harlington. The business was located at 306 Oregon St.
- A deed was filed for the most recent house sale on August 6, 1974 to Donald and Mildred Border who have owned the house since.



