

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
MAY 1, 2019
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima St.
Wenatchee, WA 98801

AGENDA

- I. CALL TO ORDER: 5:30 PM
- II. ADMINISTRATIVE AFFAIRS
 - A. Approval of the minutes from the regular meeting of March 6, 2019
- III. PUBLIC COMMENT PERIOD (10 MINUTES)

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

None
- V. NEW BUSINESS
 - A. A public hearing to consider application HP-19-03 – an application for a certificate of appropriateness for exterior siding and trim replacement at 922 Idaho Street.
- 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 Jon Campbell called the meeting to order at 5:30 p.m. with the following members in attendance: Bob Culp, Mark Seman, Darlene Baker, Wendy Priest, Stacie de Mestre, and Glenda Travis. City Planning staff was represented by Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; Ruth Traxler, Senior Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of February 6, 2019

Board member Baker moved to approve the minutes from the regular meeting of February 6, 2019. Board member Culp 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

Chair Campbell provided the explanation of public hearing procedures and appearance of fairness.

Board member Stacie de Mestre disclosed that she was employed by the Port of Chelan County and advised that she worked with the Rory Turner, the applicant for the first hearing item. She advised that the relationship would not have an impact on her ability to hear the matter with impartiality.

A. A public hearing to consider application HP-19-01 – the nomination of the former Seattle First National Bank Building and the associated drive-through building located at 30 S Wenatchee Ave to the Wenatchee Register of Historic Places.

Stephen Neuenschwander, Planning Manager, presented the staff report.

The board asked questions of staff.

The applicant, Rory Turner – 1414 N. Benoy Street, Wenatchee, WA, addressed the board. Turner asked the board to consider the Sea First National Bank Building for nomination to the Wenatchee Register of Historic Places, but advised that he wished to remove consideration of the adjacent bank

drive-thru building located on Mission Street. Turner advised that he would bring that matter back before the board at a later date once additional information had been obtained.

The board asked questions of the applicant.

Chair Campbell asked if there was public comment on the application.

Kris Bassett, 908 Idaho Street, Wenatchee, WA addressed the board. Bassett advised that she had questions for staff with regard to how the drive-thru application was affected by City code and the Historic Overlay.

Glen DeVries, Community Development Director, addressed the matter. DeVries advised that some of the proposed uses for the drive-thru were inconsistent with the Historic Overlay allowed uses currently defined. However, he advised that there may be some proposed code changes regarding adaptive re-use in the Central Business District and Historic Overlay that would broaden those uses. He advised that the City Planning Commission and City Council would be reviewing and considering the matter in the future.

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

Board member Baker moved to recommend that City Council accept the nomination of the 1955 Seattle First National Bank Building at 30 S. Wenatchee Avenue and that it be added to the Wenatchee Register of Historic Places based upon the findings of fact and conclusions of law contained within the February 27, 2019 staff report. Board member Priest seconded the motion. The motion carried.

- B. A public hearing to consider application HP-19-02 – an application for a certificate of appropriateness for exterior renovations to the Ellis-Forde Building located at 14 N. Wenatchee Ave.

Ruth Traxler, Senior Planner, presented the staff report.

The board asked questions of staff.

The applicant, Heather Ostenson- 500 Douglas Street, Wenatchee, WA, addressed the board regarding the project. Ostenson explained that there was still a question as to what type of door would be installed in the recessed alley entrance as replacing the rollup door that was currently there may prove to be cost prohibitive.

The board asked questions of the applicant.

Traxler advised the board that with regard to the question about the alley door, Condition number 3 could be modified to include a provision for City staff review and approval once a decision has been made.

The board was in agreement.

Chair Campbell asked if there was public comment on the application

There was no additional public comment.

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

Board member Priest moved to recommend approval of HP-19-02, a Certificate of Appropriateness for 14 N. Wenatchee Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained in the February 27, 2019 staff report, and condition 3 as amended on March 6, 2019. Board member de Mestre seconded the motion. The motion carried.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:35 p.m.

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

**STAFF REPORT
HP-19-03, 922 IDAHO STREET**

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 922 Idaho Street
DATE: April 23, 2019

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by Andrew Kahn and Carin Smith, property owners of 922 Idaho Street. The subject residence is listed as a non-contributing, historic structure in the Grandview Historic District. The application is for the removal of existing vinyl siding and trim and installation of new fiber cement cedar finish lap siding and trim on the exterior of the house and garage. The use of fiber cement siding requires review for alternative compliance. Replacement of the aluminum wrapped fascia boards, window sills, and window frames is not a part of this application, as removal of these components has the potential to damage the roof and exterior walls. Additional details regarding the request are available as a part of the application materials.

II. GENERAL INFORMATION

Applicant/Owner: Andrew Kahn and Carin Smith
922 Idaho Street
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 922 Idaho Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-550. The legal description for the property is Grandview to Wenatchee Block 66 Lot 19, 0.14 acres.

Zoning District: Residential Moderate (RM) and Grandview Historic District (GHD)

Comprehensive Plan Designation: RM and GHD

Application Date: The application was submitted on April 11, 2019 and determined complete on April 18, 2019.

History: The residence at 922 Idaho Street stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and 1950s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.

This particular parcel was developed by 1928. It appears on Sanborn insurance maps for that year in its current configuration, but lacking a garage. By 1949, a garage had been put up along the alley. R.L. Polk city directories for 1929-30 list the Rev. Frank and Marie T. Beatty at this address. At the time, Frank Beatty was pastor of the First Presbyterian Church in Wenatchee. Donald and Virginia Beatty are both listed as students at this address. By 1940, the Beatty family had moved to 812 Idaho, and this property was occupied by the new Presbyterian minister, the Rev. Glen L. Rice and his wife Edna. Homer Rice also resided here.

The house has undergone a fair amount of cosmetic alteration, but is still significant as an interesting example of combined Tudor and Colonial Revival styling. It is also important for its association with the families of at least two of Wenatchee's Presbyterian pastors. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: The residence is a one and one-half story wood frame house with a side gable roof, two steeply pitched gabled dormers, and a gabled portico. All features have gable returns, and the entry has round-arch opening and the original door. The wide-gauge vinyl siding and shake roof were later additions. The sash windows are six-over-one, with some windows in groups of three. There is a large rear wing with the same gable and window styling. The architectural composite shingles replaced the cedar shake roof in approximately 2014.

The front yard is open with minimal landscaping and a concrete path and curved steps to the concrete stoop. The parking strip is paved. The driveway off Idaho Street leads to a garage at the rear of the property. The garage has the same wide-gauge vinyl siding and gable returns, and opens toward the alley. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Property Inventory Form Photos:





Review History: City records indicate that one previous Certificate of Appropriateness has been issued for this residence:

- HP-AD-16-12: Issued to Andrew Kahn and Carin Smith to replace a window with new French doors facing the backyard. The work was not visible from the public street.

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public 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). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES AND STANDARDS

Purpose

WCC Section 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.

Authority

WCC Section 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.
- (d) Alternative compliance, in accordance with the provisions listed in subsection (6) of this section.

WCC Section 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.

Review Criteria

WCC Section 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.

Process

WCC Section 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.

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.

Exterior Siding, Intent: The materials selected to side a structure are one of the significant visual characteristics seen from the street and provide decorative features of dimension, color, detailing and surface that are not easily replicated. Horizontal lap siding, shake shingles, stucco, and brick are the common building materials found in the district. It is the intent of this section to preserve the use of original siding materials and styles common to the District.

Wenatchee Urban Area Comprehensive Plan Policies

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 Section 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: The proposed application is consistent with the relevant elements of the Comprehensive Plan. The replacement of the non-historic vinyl siding with a more durable material, fiber cement siding, is an improvement to the character of the neighborhood and better representative of the overall architectural style and theme of the residence. The project demonstrates private reinvestment by the property owners into the neighborhood.

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.

General 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.

Exterior Siding Standards:

- 1) Original siding shall be maintained and repaired when possible.
- 2) Structures shall be consistent with predominant materials used on structures of similar architectural style within the district. Appropriate materials found in the district include horizontal lap siding, shake shingles, stucco, and brick.
- 3) Exterior wood finishes shall appear similar to those used historically. The lap dimensions of siding shall be similar to that found traditionally (i.e., four to five inches of lap exposure for residences and under 8 inch lap exposure for commercial). Horizontal siding shall be randomly laid out with no joints and/or breaks lining up.
- 4) The following materials shall not be used: plywood, exposed concrete block, metal, and plastic (vinyl) as they do not provide the decorative features of dimension, color, detailing and surface that are important to the visual characteristics of the district. It is noted that this standard does not apply to existing structures with these materials already in place.

Exterior Siding Options and Guidance:

- 1) When repairing modified siding, match existing siding material. When existing siding is not available, alternative materials may be used. Please refer to the general section regarding use of alternative materials.
- 2) Restoration of original colors, or colors appropriate to the style and era of the structure, is encouraged.

Staff Analysis: The residence is listed as a non-contributing, historic structure in the Grandview Historic District, likely due in large part to the existing vinyl siding. The vinyl siding, trim, and soffits were installed in approximately 2004 or 2005, prior to the establishment of the Grandview Historic District. The original cedar lap siding was damaged and was removed by the previous property owners at the time that the vinyl materials were installed. Vinyl siding is included on the list of materials not to be used, as it does not provide the detailing and surface features that are important to the district.

The proposed siding, trim, and soffit materials do not modify the architectural style or theme of the structure. However, the materials proposed are not historic materials. They are a fiber cement cedar finish lap siding (e.g. HardiePlank) and an engineered wood or fiber cement board for the trim and soffits (e.g. LP SmartTrim or HardieSoffit). Other than material, and to the extent possible, the property owners propose to restore the original colors and dimension of the horizontal lap siding. There are remnants of the original cedar lap siding which indicate a lap width of 8" and the proposed siding material is 8 ¼" wide. The use of the fiber cement siding and trim requires review and approval of the following alternative compliance requirements.

Replacement of the existing and non-historic aluminum wrapped fascia boards, window sills, and window frames is not a part of this application, as removal of these components has the potential to damage the roof and exterior walls. The general standards in the Handbook allow for existing materials that are not historic to be maintained or replaced when making repairs to the existing structure.

WCC Section 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 property owners have proposed fiber cement siding and fiber cement and/or engineered wood trim, which require review and approval for alternative compliance, because the proposed materials are not the original or otherwise historic exterior siding materials for the residence. The removal of the existing vinyl siding and replacement with the proposed alternative materials is an improvement to the property and does not negatively impact the district or surrounding properties. The proposed siding and trim will more closely replicate the original siding than the vinyl material does. In addition, the residence is not listed as a contributing structure to the district, and therefore does not impact the status of the property.

VI. RECOMMENDATION

Staff is recommending approval and 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 recommend approval of HP-19-03, a Certificate of Appropriateness for 922 Idaho Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the April 23, 2019 staff report.

Suggested Findings of Fact:

1. The subject property is located at 922 Idaho Street, Wenatchee, WA and is respectively identified as Assessor's Parcel No.: 22-20-10-586-550.
2. The applicant/owners are Andrew Kahn and Carin Smith.
3. The subject property is zoned within the Residential Moderate (RM) zoning district and Grandview Historic District (GHD) overlay.
4. The subject property is listed as a non-contributing, historic structure in the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on April 11, 2019.
6. The application and supporting materials identify the work to be accomplished and request a Certificate of Appropriateness.
7. The owner is proposing to remove the existing vinyl siding and trim and install fiber cement cedar finish lap siding and fiber cement and/or engineered wood trim on the exterior of the house and garage. Replacement of the aluminum wrapped fascia boards, window sills, and window frames is not a part of this application.

8. 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.
9. On May 1, 2019, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
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".
 - 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.
 - b. 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.
11. The proposed project will not negatively impact the district or surrounding properties.
12. The proposed construction meets the intent of the district and standards.
13. The property is listed as a historic, non-contributing structure in the Grandview Historic District.
14. Granting of the alternative compliance does not change the historic district status of the property.
15. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
16. 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 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. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. 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 this staff report and the plans submitted on April 11, 2019, as attached to the staff report dated April 23, 2019. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. 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.
3. 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 Materials, received April 11, 2019



Application for Certificate of Appropriateness or Waiver of Certificate *HPAD-19-03*

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: 922 Idaho Street Wenatchee
 Property Owner's Name(s): Andrew Kahn / Carin Smith
 Mailing Address: 922 Idaho St.
 Contact No.: ~~509~~ 509-669-2629 E-mail Address: a_kahn@MSN.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 | | |

Estimated cost of proposed work: ~ 40,000 =

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.
- N/A* Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
- N/A* Site plan/location map and scaled elevation drawings (for any additions or new construction).
- N/A* Photographs of existing conditions.
- N/A* 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: *A. Kahn* Date: 4/11/2019

Project Narrative: 922 Idaho Street - Siding and Trim Restoration

Summary: Replace vinyl siding with Fiber-cement lap siding (HardiePlank or similar), with the goal of having the home qualify as “Contributing/Historic” in the Grandview Historic District.

History: Shortly before the establishment of the Grandview historic district in 2005, a previous owner of 922 Idaho Street (built in 1928) removed the badly damaged original cedar lap siding and replaced it with vinyl. Soffits were covered with vinyl bead board. Aluminum flashing was used to conceal damaged fascia boards, window frames and sills. Trim details were kept true to the original details, even embellished a bit, but most material used was vinyl. Due to this modification, the home was subsequently classified as “Non-contributing/Historic” to the Grandview Historic District. In approximately 2014, the original cedar shake roof was replaced with architectural composite shingles. The shorter stack of roofing material exposed a lot of old damaged trim, fascia and soffit to the elements. The current owners propose to remedy this situation and restore the original character of the home.

Project Steps:

- 1) Remove and dispose of old vinyl siding and trim.
- 2) Install new siding using 8 ¼ inch HardiePlank (or similar) Cedar finish lap siding (7” reveal), pre-painted in a similar shade as original siding.
- 3) Trim elements will be replaced in a manner that duplicates the original trim as closely as possible, using LP SmartTrim and HardieSoffit (or similar) products. (See annotated photos for detail)
- 4) We propose to re-side both the entire house and the detached garage.
- 5) We request permission to continue to use aluminum flashing to wrap the green fascia boards and window sills, and the white window frames, as removing and replacing these structural pieces would damage the integrity of the roof and walls of the home.
- 6) Work will be completed by a licensed contractor.

DETAIL VIEW SHOWING
PROPOSED REPLACEMENT MATERIALS AND
SPECIFIC REQUESTS FOR WAIVERS
IN PLACES WHERE REMOVING CERTAIN MATERIALS
WOULD DAMAGE THE STRUCTURE.

Colors will remain as close to these as we can get with the materials available.

Red trim is currently vinyl and will be removed, if it is possible to do so without damaging the roof; otherwise it will be retained.

Original damaged fascia board is currently wrapped in aluminum. The old board cannot be removed without damaging the roof. Only thin aluminum will function to conceal the damaged board within the space. Thus aluminum wrap will be retained or replaced with the same material.



Soffit is currently vinyl and will be replaced with HardieSoffit. (OR SIMILAR)

White and green trim will be replaced with LP Smart Trim. (OR SIMILAR)

Vinyl siding will be replaced with 8.25-inch Hardie Plank, in a similar color. (OR SIMILAR)

WINDOW TRIM DETAIL

White aluminum-wrapped window frame will be retained or replaced with the same material. (Only thin aluminum will function within the space.)

Green vinyl trim around the windows will be removed and replaced with LP Smart Trim (OR SIMILAR)

Storm windows will be retained, or replaced with new approved storm windows.
NOT A PART OF THIS PROJECT

Red vinyl trim around the windows will be removed

Green aluminum-wrapped sill will be retained or replaced with the same material.



March 28, 2003 (Original roof + siding prior to vinyl siding installation)



March 28, 2003

(original roof + siding before vinyl siding installed)

