

**WENATCHEE HISTORIC PRESERVATION BOARD  
REGULAR MEETING  
JUNE 5, 2019  
WENATCHEE CITY HALL COUNCIL CHAMBERS  
301 Yakima St.  
Wenatchee, WA 98801**

<b>AGENDA</b>
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- I. CALL TO ORDER: 5:30 PM**
- II. ADMINISTRATIVE AFFAIRS**
  - A. Approval of the minutes from the regular meeting of May 1, 2019
- III. PUBLIC COMMENT PERIOD (10 MINUTES)**

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

None
- V. NEW BUSINESS**
  - A. Public Hearing: HP-19-04 – An application for a certificate of appropriateness at 154 S Franklin to remove the existing vinyl siding and to restore the original wood cladding on the house.
- VI. OTHER**
  - A. Update – Highland Drive District neighborhood meeting
  - B. Roundtable discussion
- 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 Stephen Neuenschwander, Planning Manager and Ruth Traxler, Senior Planner.

**II. ADMINISTRATIVE AFFAIRS**

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

**Board member Priest moved to approve the minutes from the regular meeting of March 6, 2019. (There was no second called for on 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.

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.

Ruth Traxler, Senior Planner, presented the staff report.

Traxler asked board to consider the fact that the homeowner’s by removing the vinyl siding would like to move the property to a contributing property. She would ask the board to consider if the HardiePlank siding proposed would be an acceptable material in order to move the property to a contributing status.

The board asked questions of staff.

The applicant, Carin Smith – 922 Idaho Street, addressed the board. Smith advised the board that it would be helpful for property owners to have more information and resources to determine the factors that determine whether or not a property is contributing or non-contributing. She advised that it was frustrating to see a variation of materials in the district and yet some homes are

considered contributing and others are not and there is no explanation as to how the determinations were made.

The board asked questions of the applicant.

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

Kris Bassett, 908 Idaho Street, addressed the board. Bassett provided information to the board about the historic inventory of properties in the Grandview Historic District and how some properties were determined to be contributing versus noncontributing.

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

**Board member Seman moved to approve HP-19-03, a certificate of appropriateness for exterior siding and trim replacement at 922 Idaho Street, based upon the findings of fact, conclusions of law, and conditions of approval contained within the April 23, 2019 staff report. With the added recommendation that smooth siding be used in lieu of the textured cedar HardiePlank siding. Board member Priest seconded the motion. The motion carried.**

B. Discussion: Proposed wall sign at 30 S. Wenatchee Avenue

Ruth Traxler, Senior Planner, presented the staff report.

The board asked questions of staff.

The applicant's representative, Courtney Tiffany – 101 Brandi Lane, Wenatchee, WA, addressed the board. Tiffany discussed the proposed sign details.

In addition, Monty Graybeal – Graybeal Signs, addressed the board regarding the sign design, materials, and mounting.

The board asked questions of the applicant.

**Board member Culp moved to recommend approval of the applicant's sign design. Board member Priest seconded the motion. The motion carried.**

**VI. OTHER**

Stephen Neuenschwander, Planning Manager, advised that a consultant had been hired for the Highland Drive inventory and that an Open House would be held in May. Neuenschwander advised that the board would receive additional information and invitations.

The board asked staff about inquiring or getting together with the new museum director to discuss the future possibilities of future historic home tours.

Neuenschwander advised that would make contact with museum staff.

Board member Seman spoke briefly about the Conrad Rose mansion project.

**VII. ADJOURNMENT**

With no further business to come before the Historic Preservation Board, Chair Jon Campbell adjourned the meeting at 6:50 p.m.

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

DRAFT

**STAFF REPORT**  
**HP-19-04, 154 S. FRANKLIN AVENUE**

**TO:** Wenatchee Historic Preservation Board  
**FROM:** City of Wenatchee Community Development Staff  
**RE:** Certificate of Appropriateness for 154 S. Franklin Avenue  
**DATE:** May 29, 2019

**I. SUMMARY OF REQUEST**

**Description of Request:** This is an application for a Certificate of Appropriateness submitted by Cromwell and Geraldine Warner, property owners of 154 S. Franklin Avenue. The subject residence is listed as a contributing structure in the Grandview Historic District. The application is for the removal of existing vinyl siding and restoration of the original wood cladding on the exterior of the house. The garage will be repainted to match the house. Additional details regarding the request are available as a part of the application materials (Attachment A).

**II. GENERAL INFORMATION**

**Applicant/Owner:** Cromwell and Geraldine Warner  
154 S. Franklin Avenue  
Wenatchee, WA 98801

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

**Location and/or legal description:** The subject property is located at 154 S. Franklin Avenue, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-570. The legal description for the property is Grandview to Wenatchee Block 66 Lot 23, Lot 24, 0.28 acres.

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

**Comprehensive Plan Designation:** RM and GHD

**Application Date:** The application was submitted and determined complete on May 3, 2019.

**History:** The house at 154 S. Franklin Avenue 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.

Although the exact date of construction is not known, this particular parcel was developed by 1921. That year the house first shows up on Sanborn insurance maps, together with a garage at the rear of the house along the alley.

R.L. Polk city directories for 1929-30 list Albert H. and Alice P. Sylvester as the owner-occupants at this address. Albert, at the time, was supervisor at the U.S. Department of Agriculture. Margaret H. Sylvester, presumably their daughter, is listed along with her parents as living at the house in 1940. Margaret was a beauty operator at the Mecca Barbers and Beauty Parlor.

This property is significant as one of the earlier homes in the neighborhood. Except for siding changes, it is a relatively unaltered example of the Craftsman style, with a very unusual corner porch and entry feature. (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 cross-gabled house with bracketed detail at the eaves. There is a distinctive corner porch with three segmental arched openings. The windows include one-over-one light sash and projecting bay windows at the front and rear. Vinyl siding and shutters were added at some point.

The property is a double corner lot with open front and side yards. There is a mature sycamore, blue spruce, and arbor vitae ranged around the yard. The original two-track drive off Franklin Avenue leads to a garage well set back along the alley. The garage has narrow-gauge lapped and shingle siding, with multi-paned sash windows and a wing addition. There are a rose bush hedge and gardens at the rear. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

**Historic Property Inventory Form Photos:**



Front of residence (2003)



South side of residence (2003)



Front, driveway, and garage (2003)

**Review History:** City records indicate that there have been no previous Certificates of Appropriateness or other related applications reviewed for this residence.

**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**

**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.



## **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.

## **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.

## **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 removal of the non-historic vinyl siding and restoration of the original siding materials is an improvement to the character of the neighborhood and better representative of the architectural style and significance 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 contributing structure in the Grandview Historic District. The existing vinyl siding and shutters on the exterior of the house were installed in the 1980s (estimated date), prior to the establishment of the Grandview Historic District. The original wood cladding remains underneath the vinyl siding. Based on the historic photo provided (Attachment A), the original wood cladding is composed of both a narrow gauge horizontal lap clapboard and wood shingles. The application indicates that replacement of damaged shingles or clapboard may be necessary during restoration. The property owners anticipate that specialized removal of lead paint may also be required. The house and garage are proposed to be repainted with two layers of Rodda Ultimate 2 latex paint. The garage does not have vinyl siding.

The Grandview Historic District Preservation Handbook consistently recommends that original materials be restored and repaired. This project is proposing to undertake a comprehensive restoration of a significant, historic feature of the residence, the exterior siding, which is supported by the Handbook.

**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-19-04, a Certificate of Appropriateness for 154 S. Franklin Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the May 29, 2019 staff report.

**Suggested Findings of Fact:**

1. The subject property is located at 154 S. Franklin Avenue, Wenatchee, WA and is respectively identified as Assessor's Parcel No.: 22-20-10-586-570.
2. The applicant/owners are Cromwell and Geraldine Warner.
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 contributing structure in the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on May 3, 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 restore the original wood cladding on the exterior of the house. The garage will be repainted to match the house.
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 June 5, 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. The proposed project preserves and rehabilitates a significant historic feature of the residence.
12. The proposed restoration and construction meets the intent of the district and standards.
13. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
14. 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 May 3, 2019, as attached to the staff report dated May 29, 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.

**Attachments:**

- A. Application materials, dated May 3, 2019

## **Attachment A**

Application Materials, received May 3, 2019

HP-1904

**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): Albert and Alice Sylvester House  
Building/Property Address: 154 S. Franklin ave. Wenatchee, WA 98801  
Property Owner's Name(s): Crowwell and Geraldine Warner  
Mailing Address: 154 S. Franklin ave. Wenatchee, WA 98801  
Contact No.: 509-663-5624 E-mail Address: warnerz@nwi.net  
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: \$50,000 +

**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.
- 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.

**CITY OF WENATCHEE**

**MAY 03 2019**

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: *[Signature]* Date: 4-30-19



Geraldine and Cromwell Warner  
154 S Franklin Avenue  
Wenatchee

**Application for Certificate of Appropriateness**

We are proposing to remove the vinyl siding, which we believed was installed in the early 1980s—before we purchased the house.

We plan to repair and restore the original wood cladding, which is beneath the siding. This might involve replacement of some of the shingles or clapboard, depending on the condition. We also anticipate needing specialized removal of old lead paint.

The entire exterior will be painted with two layers of Rodda Ultimate 2 latex paint. The garage, which does not have vinyl siding, will be repainted to match the house.

**CITY OF WENATCHEE**

**MAY 03 2019**

154 S. Franklin Ave.  
Front view



CITY OF WENATCHEE

MAY 0.3 2019

154 S. Franklin Ave.

Rear view.

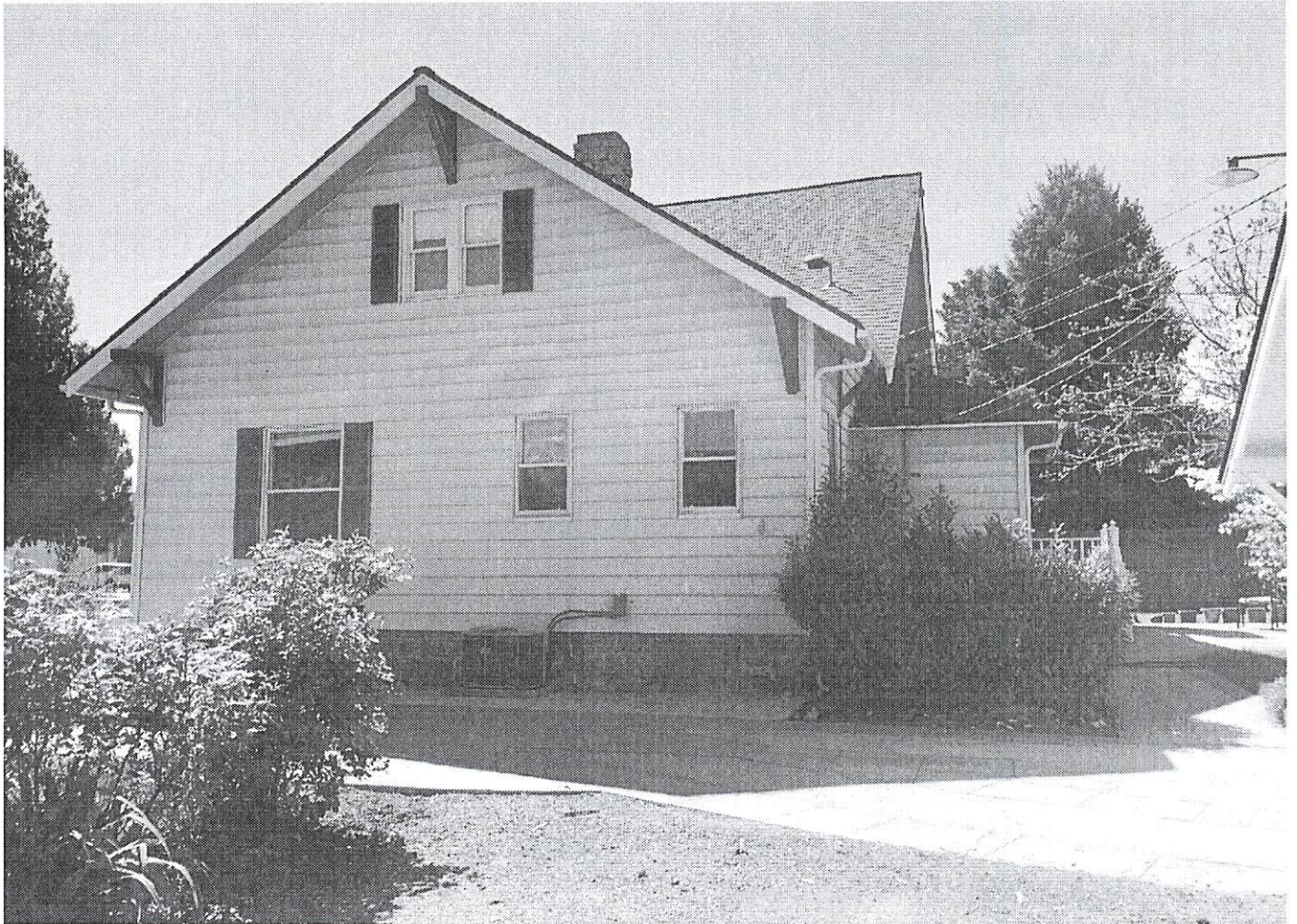


CITY OF WENATCHEE

MAY 03 2019

154 S. Franklin Ave.

North side



CITY OF WENATCHEE

MAY 0,3 2019

154 S. Franklin Ave.

South side (Idaho St.)



CITY OF WENATCHEE

MAY 0.3 2019

154. S. Franklin ave.

Circa 1918-20



CITY OF WENATCHEE

MAY 03 2019