

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
AUGUST 7, 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 June 5, 2019

III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Presentation: Jeff Lucas - Adaptive reuse and rehabilitation of the Cascadian Fruit Shippers building

B. Public Hearing: HP-19-05 – An application for a certificate of appropriateness at 123 S. Wenatchee Avenue for the installation of a new entry door.

VI. OTHER

A. Update - Highland Drive District neighborhood public 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; Ruth Traxler, Senior Planner; Lexine Long, Associate Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of May 1, 2019

Board member Baker moved to approve the minutes from the regular meeting of May 1, 2019. 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

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

A. Public Hearing: HP-19-04 – An application for a certificate of appropriateness at 154 S Franklin Avenue to remove the existing vinyl siding and to restore the original wood cladding on the house.

Ruth Traxler, Senior Planner, presented the staff report and provided board members a copy public comment she had received via email prior to the meeting.

Board members had no questions for staff.

Chair Campbell asked if the applicant would like to make a presentation.

The applicants, Cromwell (Tracy) and Geraldine Warner, 154 S. Franklin Avenue, Wenatchee, WA addressed the board. The Warners spoke about the scope of work for the project and advised that they hoped to have the renovation completed before winter.

The board asked questions of the applicants.

The board commended the Warners for taking on such an ambitious project to restore their home to its historic roots.

Chair Campbell asked if there was public comment on the application. There was none.

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

Board member Baker moved 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 as contained within the May 28, 2019 staff report. Board member Culp seconded the motion. The motion carried.

VI. OTHER

A. Update – Highland Drive District neighborhood meeting

Stephen Neuenschwander, Planner Manager, gave an update on the Highland Drive District neighborhood meeting.

Neuenschwander advised that the meeting was well attended. He advised that there was a lot of interest in the district, but some concern expressed as well. It is yet to be determined what the consensus of the group will be.

He advised that the consultant is moving forward with the historic inventory on Highland Drive.

Neuenschwander advised that in late August the consultant will meet with neighborhood property owners regarding information found and to discuss interest in the district, and to determine their recommendation about forming a local district or pursuing a national designation instead. He said that all of the information would then be brought to the board for their review and consideration.

B. Roundtable discussion

Staff asked and confirmed the availability of board members for the July 3rd meeting. The majority advised that they would be available.

Neuenschwander advised that he had talked with the museum about the continuation of the historic home tours of the past following their staff changes. He said that they still don't have a plan for moving forward yet, but will advise.

Staff also advised that they were also continuing to work with Public Works with regard to obtaining historic plaques.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Jon Campbell adjourned the meeting at 6:04 p.m.

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

DRAFT

STAFF REPORT
HP-19-05, 123 S. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 123 S. Wenatchee Avenue
DATE: July 31, 2019

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by Sarah Bumps, for Bumps Properties, LLC, to replace the existing entry door on the Wenatchee Avenue façade with a new door. The Montgomery Ward Building is on the Wenatchee Register of Historic Places and is a contributing structure to the Downtown Wenatchee Historic District. Certificates of Appropriateness were administratively issued in May and July of 2019 for a new sign, a new awning, and replacement bulkhead and entry tile. The purpose of the subject request and recent approvals is to reconfigure the building entrance to complement an interior remodel. Additional details regarding the request are available as a part of this staff report and in the application materials (Attachment A).

II. GENERAL INFORMATION

Applicant/Owner: Bumps Properties, LLC
P.O. Box 2446
Wenatchee, WA 98807

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 123 S. Wenatchee Ave and identified by Assessor's Parcel Number 22-20-03-590-916. The legal description for the property is Great Northern Amended Block 27 Lots 24 – 27 0.2600 acres.

Zoning District: Central Business District (CBD) and Historic Entertainment Overlay (HEO)

Comprehensive Plan Designation: CBD and HEO

Application Date: The application was submitted on April 15, 2019 and determined complete on May 6, 2019.

History: Built in 1928 to 1929, the building was home to Montgomery Ward and its parent company, the United Store Properties of Washington, Inc. It was designed by Seattle architects J. Lister Holmes and S. Hinman. Montgomery Ward stayed at this location until 1968. The space was then occupied by Mountain Products, a sporting goods outlet that owned the adjacent building and expanded into this building. By 1976, Mountain Products had moved completely into this building and remained until 1989 when Davis Furniture Co. took over the space as part of its extended furniture store. Wenatchee was not heavily affected by the economic downturn the way most other cities were in the state and the nation. Wenatchee's downtown area supported Sears, J.C. Penney, Kress, Webbs, and Montgomery Ward in addition to smaller businesses. (Source: as adapted from the 2006 Historic Property Inventory Report, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: This two-story, Art Deco style building is rectangular in plan and rises from a poured concrete foundation. Oriented to the west, the brick-clad building is situated between two adjacent buildings. The building has one of the most intact main facades in downtown Wenatchee. Character-defining features of the building include fluted terra cotta pilasters, terra cotta lintel course, and terra cotta band course at the parapet line. Details on these features include a zig-zag pattern with floral rosette clouds, inverted wheat motifs, and Aaron's Rod ornamentation.

The storefronts are original and feature large aluminum display windows with ceramic tile bulkheads. The transom windows have been paneled over. A contemporary awning provides shelter above the storefronts. A continuous ribbon of metal casement windows lines the second story. Each of the three storefront bays has a recessed entrance. The building is currently occupied by one business. Secondary entrances are located on the east, alley side. (Source: as adapted from the 2006 Historic Property Inventory Report, State of Washington Department of Archaeology and Historic Preservation)

Historic photo, December 1966 (Montgomery Ward store closing sale)



Historic photo, date unknown



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 ANALYSIS

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 request is to replace the existing entry door on the Wenatchee Avenue façade with a new door.

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: This application does not qualify for administrative review and is subject to review by the Historic Preservation Board.

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 August 7, 2019 to review the application.

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 application request is to replace an existing entry door on the Wenatchee Avenue façade of the Montgomery Ward building with a new door. Related certificates of appropriateness were administratively issued in May and July of 2019 for a new sign, a new awning, and replacement bulkhead and entry tile. The purpose of the current request and recent approvals is to reconfigure the building entrance to complement an interior remodel of the Davis Furniture store.

The significant features of the building storefront are the original aluminum display windows, the three recessed entrances, and the ceramic tile bulkheads. The display windows between the two southern entrances have been replaced, at an unknown date. In addition, there have been repairs and modifications to the bulkhead tile in various locations. The certificate of appropriateness issued in July 2019 permitted replacement of the bulkhead tile with new tile that will match the original tile in size, color, and design.

Details of the current request are as follows:

- Removing the existing aluminum framed, glass door in the middle entrance, which is not original to the building; and

- Replacing the existing door with a new wood framed, glass door, which is being relocated from an adjacent building at 125 S. Wenatchee Avenue.

Existing Door



Proposed Replacement Door



The original entry doors were likely glass, framed in wood or bronze, based on research of storefronts constructed during this era and historical photos. The Secretary of the Interior standards state that new additions and exterior alterations should not destroy historic materials. In this case, the existing door is not original and the replacement would not otherwise impact historic materials. As long as the new work is compatible with the building, the alteration may be deemed compatible. The proposed wood framed door has a relatively simple design and while somewhat different in style and material than the original door, is compatible overall with the building storefront and façade.

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.

Staff Analysis: The proposal will not alter or diminish the historic qualities of the building. The proposal facilitates a minor rehabilitation of the building, allowing the building to adapt alongside the changes to the interior retail business.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-19-05, a Certificate of Appropriateness for 123 S. Wenatchee Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the July 31, 2019 staff report.

Suggested Findings of Fact:

1. The subject property is located at 123 S. Wenatchee Avenue, Wenatchee, WA and is respectively identified as Assessor Parcel Number: 22-20-03-590-916.
2. The applicant/owner is Sarah Bumps, for Bumps Properties, LLC.
3. The application was submitted on April 15, 2019 and determined complete on May 6, 2019.
4. The application and supporting materials do identify the work to be accomplished.
5. The subject property is zoned within the Central Business District (CBD) and the Historic Entertainment Overlay (HEO).
6. The subject property is identified as being listed on the Wenatchee Register of Historic Places.
7. The subject property is identified as a contributing structure to the Downtown Wenatchee Historic District which is on the National Register of Historic Places.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
9. 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.
10. On August 7, 2019, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.

11. 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.
12. The proposal will not alter or diminish the historic qualities of the building. The proposal facilitates a minor rehabilitation of the building, allowing the building to adapt alongside the changes to the interior retail business.
13. The proposal meets the Secretary of the Interior's standards for rehabilitation. The proposed door replacement is compatible with the building storefront and façade. The original door was likely glass, framed in wood or bronze. The proposed door has a relatively simple design and while somewhat different in style, does not otherwise impact historic materials and is compatible overall.
14. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
15. 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 this staff report and the plans submitted on April 15 and May 6, 2019, except as modified below. 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, submitted on April 15, 2019 and complete on May 6, 2019

Attachment A

Application Materials, submitted on April 15, 2019
and complete on May 6, 2019



Subject application number is HP-19-05

HP-AD-19-04

Historic Preservation Office
Department of Community Development
Public Services Center
1350 McKittrick, Suite A
Wenatchee, WA 98801

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): Davis Furniture
Building/Property Address: 117-123 S. Wenatchee Ave
Property Owner's Name(s): Roger Bumps
Mailing Address: PO Box 2432 Wenatchee, WA 98807
Contact No.: 509-662-4511 Sarah Bumps E-mail Address: sarahb@davisfurniturewa.com
Applicant Name (if different from owner): Roger Bumps and Sarah Bumps
Mailing Address: same
Contact No.: same E-mail Address: same

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: \$150,000

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.

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: Sarah Bumps CITY OF WENATCHEE Date: 4/12/19



APR 15 2019

April 15th, 2019

Historic Preservation Board Members,

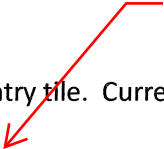
Roger Bumps and Sarah Bumps are seeking to cosmetically update the interior and exterior of 117-123 South Wenatchee Ave, converting this existing portion of Davis Furniture and Mattress into an Ashley HomeStore, leaving 125-127 South Wenatchee Ave as Davis Furniture & Mattress. The main entrance will move from 125 South Wenatchee Ave to 121 South Wenatchee Ave. We would like to update the current space in order to better serve our growing customer base and attract newly relocated community members to historic downtown Wenatchee. We feel with the update we will be able to continue to thrive in the downtown corridor. We are looking forward to the opportunity to be a part of the future to come in the Greater Wenatchee Valley.

Exterior scope of work:

Replacing vinyl on existing awning framework.

Updating/replacing lower tile below main level windows and entry tile. Current tile is chipped in places and a portion is mismatched.

Subject application
(HP-19-05) only
addresses highlighted
portion of this narrative



Repurpose existing entry door from 125 South Wenatchee Ave to new entrance at 121 South Wenatchee Ave.

Remove/replace existing exterior trees. (should we include this or leave for the parks dept?)

Add horizontal metal detail above existing awning

Add Ashley HomeStore with downlighting, not to exceed 15% of façade or 60 square feet, whichever is less

Repair and repaint window framework on second level of building

(supporting pictures and exterior renderings attached)

Interior scope of work:

Replace all flooring with commercial grade carpet and/or commercial grade luxury vinyl tile

Remove/add non-structural load bearing walls

Add decorative lighting throughout main showroom

Paint walls and ceiling

Add electrical outlets and communication/service desk

Wrap existing staircase to basement, 8-10' high walls with swinging doors at basement landing

Attached ceiling grids

(interior architectural drawings attached)

Sincerely,



CITY OF WENATCHEE

APR 15 2019



CITY OF WENATCHEE

APR 15 2019

Ruth Traxler

From: Sarah Bumps <sarahb@davisfurniturewa.com>
Sent: Monday, May 6, 2019 4:30 PM
To: Ruth Traxler
Subject: RE: Cert. of Appropriateness application
Attachments: Existing door.jpg; Current Front Door- relocating to new entrance.jpg

Hi Ruth-

Thank you for taking a few minutes to chat today. I appreciate your help through this process. Attached are the 2 entrance doors I am working with. I would like to replace the existing aluminum door with our current front door which is a solid mahogany door. Please let me know what questions you have and how I should proceed.

I will have Graybeal signs submit the permit application for the exterior signage.

Thank You
Sarah

Existing Door



Proposed Replacement Door

