

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
OCTOBER 2, 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 September 4, 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/Discussion: Brown's First Addition Historic District
- 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, and Glenda Travis. Board member Stacie De Mestre was absent. 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 August 7, 2019

Board member Darlene Baker moved to approve the minutes from the regular meeting of August 7, 2019. Board member Mark 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

Staff informed the board that there was an additional agenda item. They advised that Rob Jammerman, Public Works Director, wanted to discuss road repairs that were needed on Idaho Street.

Staff advised that they would like to address the item prior to the public hearing.

The board was in agreement.

Rob Jammerman, Public Works Director, and Aaron Kelly, Public Works Operations Manager, addressed the board.

Jammerman explained that approximately 150 feet of roadway on Idaho Street was in need of repair. He advised that the original historic street was done in concrete, but it had since been overlaid with asphalt. Jammerman advised that the overlay had come loose and needed to be repaired immediately. He explained that the ultimate goal would be to someday return all of the historic concrete streets to concrete, but that the budget for that is limited. He reminded the board that last year he had come before them for approval regarding a similar situation on Oregon Street.

Jammerman explained that Public Works was continuing to work on the replacement of concrete as the budget allowed, but that the repairs needed on Idaho Street were emergent and that concrete was not an option at this time. He asked that the board for their approval to make the necessary repairs with asphalt. Furthermore, he explained they had the availability of a better quality asphalt product than what was previously installed and the hope was that it would last until it could be removed and the concrete underneath restored.

Board member asked questions of staff.

Board member Baker moved to approve the asphalt repair to the section of roadway in need on Idaho Street. Board member Seman seconded the motion. The motion carried.

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

- A. Public Hearing: HP-19-06 – An application for the nomination of the Wenatchee Cemetery and Mausoleum located at 1804 N. Western Avenue to the Wenatchee Register of Historic Places
Ruth Traxler, Senior Planner, presented the staff report.

Ruth Traxler, Senior Planner, presented the staff report.

The board had no questions for staff.

The applicant, Dave Erickson, Parks and Recreation Director, addressed the Board.

Erickson advised that this designation would help with a grant application he is currently working on that would help pay for security lighting, monument repairs, interpretive signs, and would enable the City to work on a lot of enhancements that they don't have funding for now.

The board asked questions of Erickson.

Chair Campbell opened the hearing for public comment. There was none.

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

Board member Seman moved to forward a recommendation to Council to accept the nomination and add the Wenatchee Cemetery and Mausoleum at 1804 N. Western Avenue to the Wenatchee Register of Historic Places based upon the findings of fact and conclusions of law contained within the August 27, 2019 staff report. Board member Baker seconded the motion. The motion carried.

VI. OTHER

- A. Roundtable discussion

- DAHP 2020 Revitalize Washington Conference – focus Economic Development, April 6-8, 2020.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Jon Campbell adjourned the meeting at 6:05 p.m.

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

DRAFT

Attachment 1

Sample Ballot



Department of Community Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3256

Official Ballot

Brown's First Addition Historic District Nomination

NAME
ADDRESS
ADDRESS

Dear NAME

You are receiving this ballot because you are the registered owner of parcel number "XXXXXXXXXXXX", also known as "XXX HIGHLAND DR", which is a developable parcel within the proposed Brown's First Addition Historic District. The City is seeking property owner input on whether a historic district should be pursued, and if so, should it be local or national.

The 1926 Brown's First Addition plat is being surveyed at the intensive level through a grant from the State Department of Archaeology and Historic Preservation. The plat is eligible for consideration as a City of Wenatchee Register of Historic Places (local) historic district pursuant to WMC Section 2.36.110 and a National Register of Historic Places (national) and Washington Heritage Register historic district. A National Register designation will be honorary with no restrictions placed on the historic district. A City of Wenatchee designation will require design review for any exterior changes to ensure changes are in keeping with the neighborhood's historic character.

To learn more about historic preservation in the City and what it means to be a local historic district, please visit this webpage for more information:

<https://www.wenatcheewa.gov/government/community-and-economic-development/historic-preservation>.

To learn more about what it means to be a National and Washington Heritage Register historic district, please visit this webpage for more information: <https://dahp.wa.gov/historic-registers/national-register-of-historic-places/what-does-listing-a-property-mean>.

**** RETURN THIS PAGE IN THE STAMPED RETURN ENVELOPE PROVIDED ****

Your signed ballot must be returned by mail or in person to the City of Wenatchee Community Development Department, at 1350 McKittrick Street, Wenatchee, WA 98801 postmarked no later than September 25, 2019. For any questions please contact Stephen Neuenschwander at (509) 888-3285 or sneuenschwander@wenatcheewa.gov.

Each developable parcel within the district receives one vote, as required in WCC Section 2.36.120. If you own more than one developable parcel within the district, you will receive a ballot for each parcel. Please vote below by clearly marking one of the boxes. If your ballot is not returned, it will be counted as a "I APPROVE the creation of the Brown's First Addition National Historic District" vote. Property owners objecting to National Historic District designation should also submit a notarized letter objecting to listing to the Department of Archaeology and Historic Preservation, Attn: Michael Houser, PO Box 48343, Olympia, WA 98504-8343.

"XXXXXXXXXXXXX"

- I APPROVE the creation of the Brown's First Addition Local Historic District
- I APPROVE the creation of the Brown's First Addition National Historic District
- I DO NOT APPROVE of the creation of either a Local or National Historic District

Signature of owner(s): _____ Date: _____

Printed name of owner(s): _____

Email Address: (Optional) _____

What Happens Next?

During the voting period, the Community Development Department will be overseeing the consultant conducting the intensive level survey.

After the completion of voting, the Community Development Department will hold a public meeting to present the results of the intensive level survey and the vote, to hear public comment, and to convey next steps based on the vote:

Results will be presented at the October 2, 2019, Historic Preservation Board meeting at 5:30PM at Wenatchee City Hall (301 Yakima Street), 2nd Floor Council Chambers. Results will also be mailed.

Attachment 2

Informational Flier

Brown's First Addition Plat (1926)

The 1926 Brown's First Addition plat is being surveyed at the intensive level through a grant from the State Department of Archaeology and Historic Preservation (DAHP). The plat is eligible for consideration as a City of Wenatchee Register of Historic Places (local) historic district pursuant to WMC Section 2.36.110 and a National Register of Historic Places (national) and Washington Heritage Register historic district.

The following provides an overview of what the two different registers mean for property owners.

Question/How Applies	National Register (national)	Wenatchee Register (local)
Requires design review for exterior changes?	No	Yes
Prevents building demolition?	No	Yes
Makes the property eligible for the Special Valuation property tax incentive?	No	Yes
Requires a damaged or destroyed building to be replaced in-kind or at all?	No	No
Requires public access?	No	No
Changes property owner insurance requirements and/or costs?	No	No
Is a factor considered by the Chelan County appraiser when updated assessed property values?	No	No

A National Register designation will be honorary with no restrictions placed on the historic district. The Downtown Wenatchee Historic District is an example of a National Register historic district. Listing in the National Register:

- Does not keep a building from being modified or demolished
- Is an honorary designation recognizing property's significance
- Informs local planning and heritage education
- Provides some protection from federally funded or licensed projects
- Allows property owners to receive free technical assistance from DAHP
- Does not require damaged or destroyed buildings that are contributing to a historic district to be replaced in-kind or at all
- Enables property owners to utilize the State Special Valuation incentive

A City of Wenatchee designation will require design review for any exterior changes to ensure changes are in keeping with the neighborhood's historic character. The Grandview Historic District is an example of a City of Wenatchee Register historic district. Listing in the Wenatchee Register:

- Protects properties from demolition
- Requires design review for exterior alterations
- Does not require design review for landscaping, ordinary repair and maintenance, including painting, re-roofing, or for emergency repairs
- Enables property owners to utilize the State Special Valuation incentive
- Recognizes the property's significance
- Provides the same benefits as NRHP listing
- Does not require buildings contributing to a historic district that are damaged or destroyed by unintentional circumstances to be replaced, rather they will be removed from the register. Property owners could reconstruct the building on the original site to return it to contributing status, but only if desired by the property owner.

The Chelan County Assessor utilizes the market approach to value taxable single-family properties within the city. The market approach means:

- Property values generally reflect city wide trends rather than an isolated pocket based on a historic district, even in the larger Grandview historic district
- Ideally 4 to 5 sales within a few blocks are evaluated to gauge what buyers are willing to pay for houses in the area
- Replacement value is based on new construction with depreciation based on the year built and then scaled based on the market

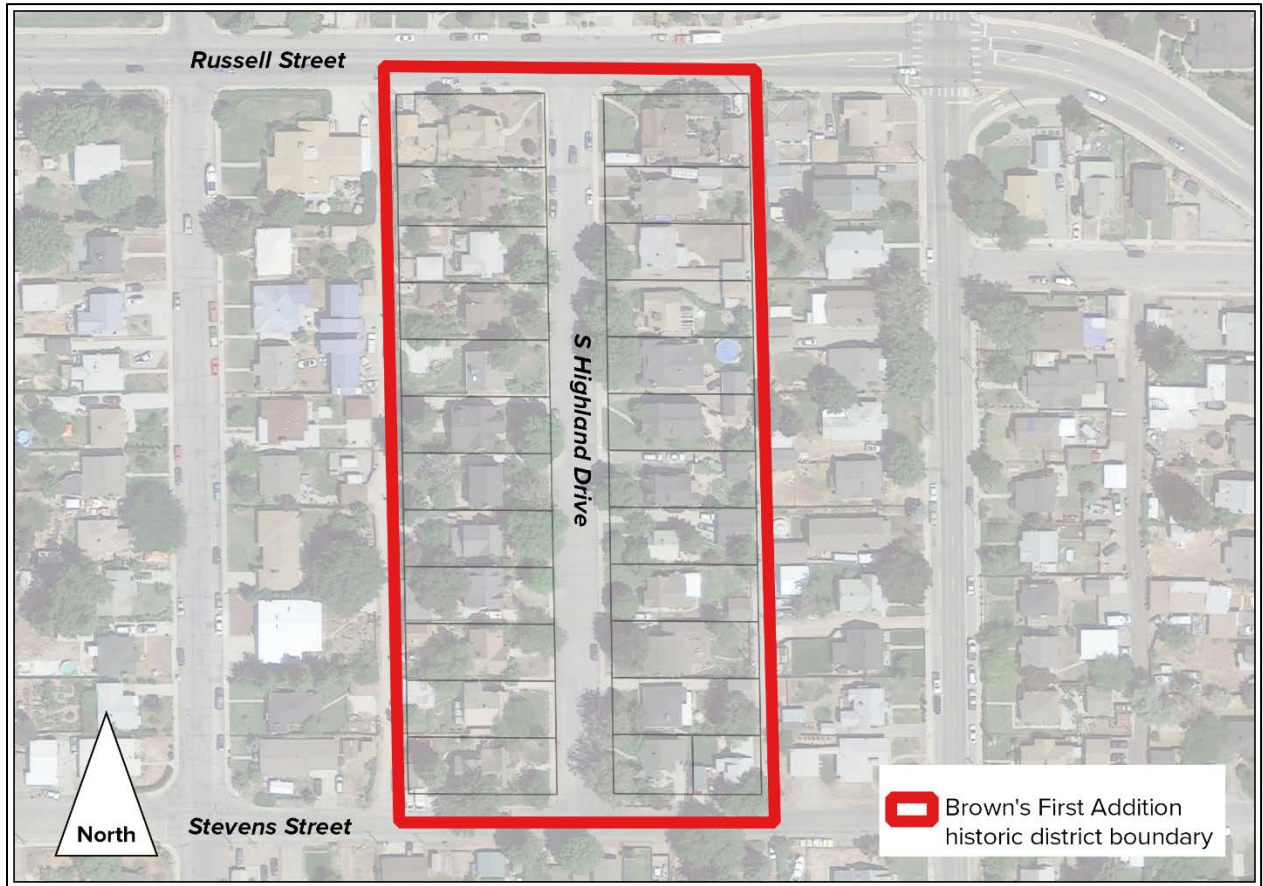
To learn more about historic preservation in the City and what it means to be a local historic district, please visit this webpage for more information:

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To learn more about what it means to be a National and Washington Heritage Register historic district, please visit this webpage for more information: <https://dahp.wa.gov/historic-registers/national-register-of-historic-places/what-does-listing-a-property-mean>.

To learn more about how the Chelan County Assessor values taxable property, please visit this webpage for more information: <https://co.chelan.wa.us/assessor/pages/real-property>

Map Showing Boundaries for Brown's First Addition Historic District



Attachment 3

Presentation from Neighborhood
Meeting on August 13, 2019

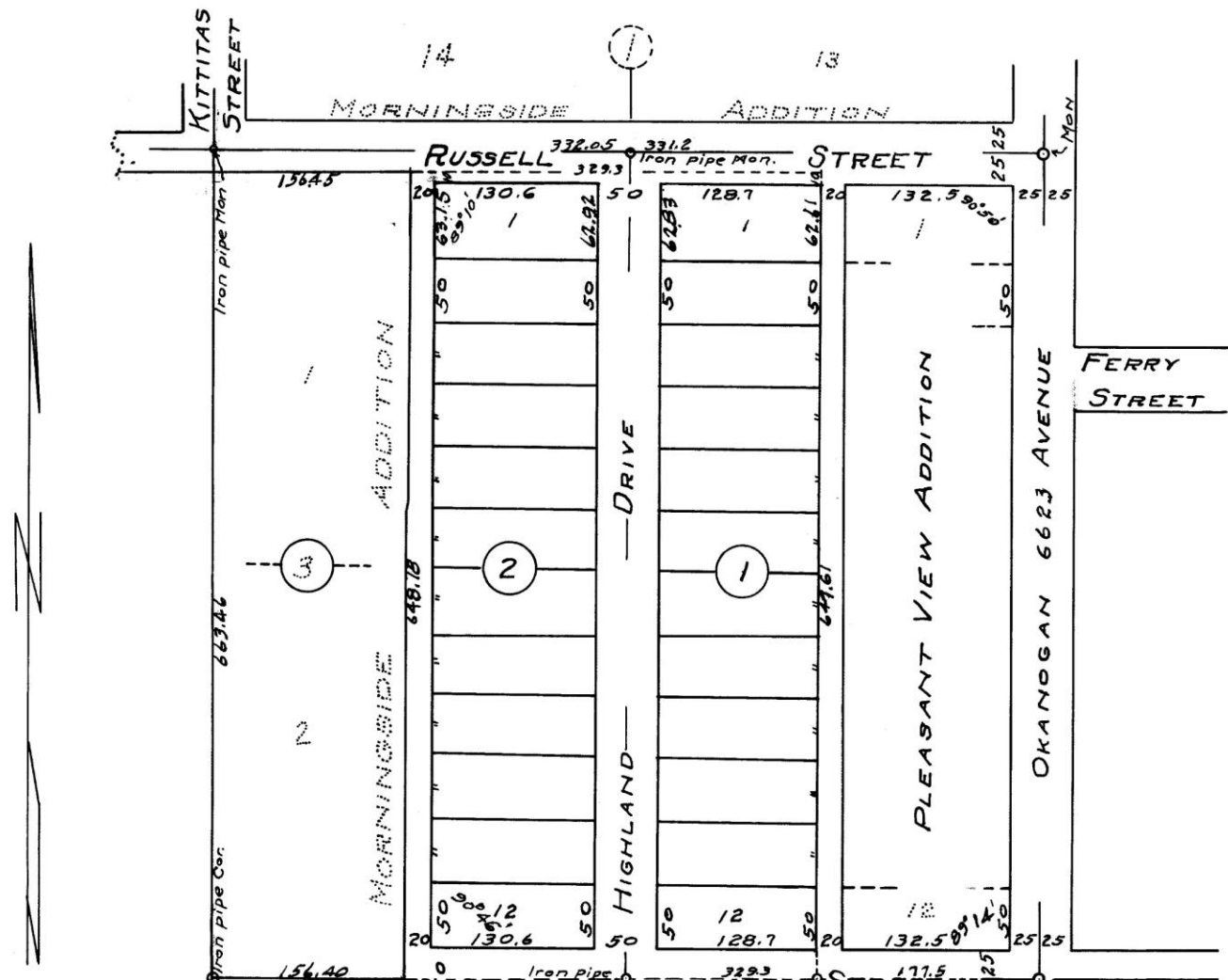
BROWN'S FIRST ADDITION

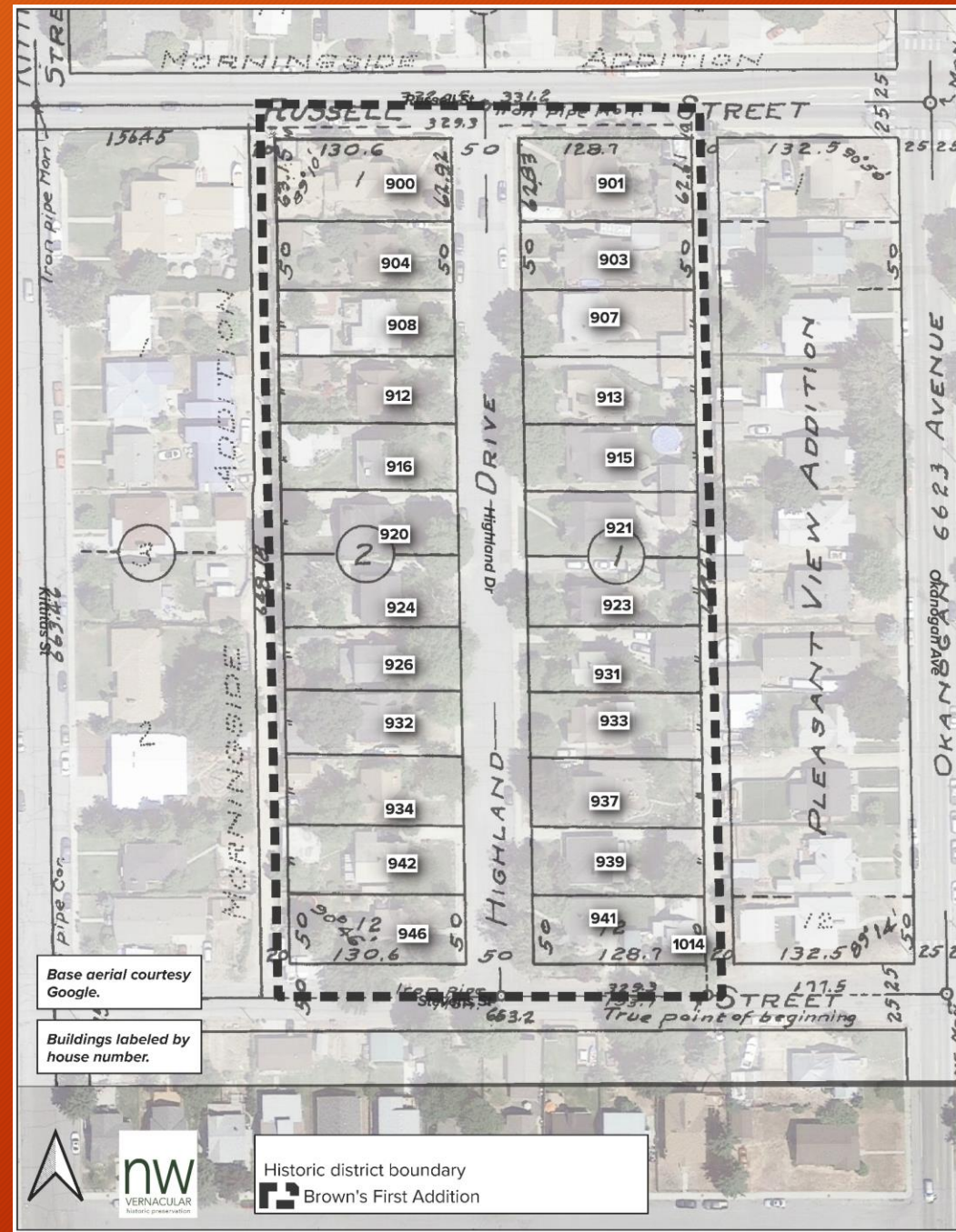
TO
WENATCHEE CHELAN CO. WASH.

SCALE 1 INCH = 100 FEET

Intensive Level Survey & Nomination

August 13, 2019





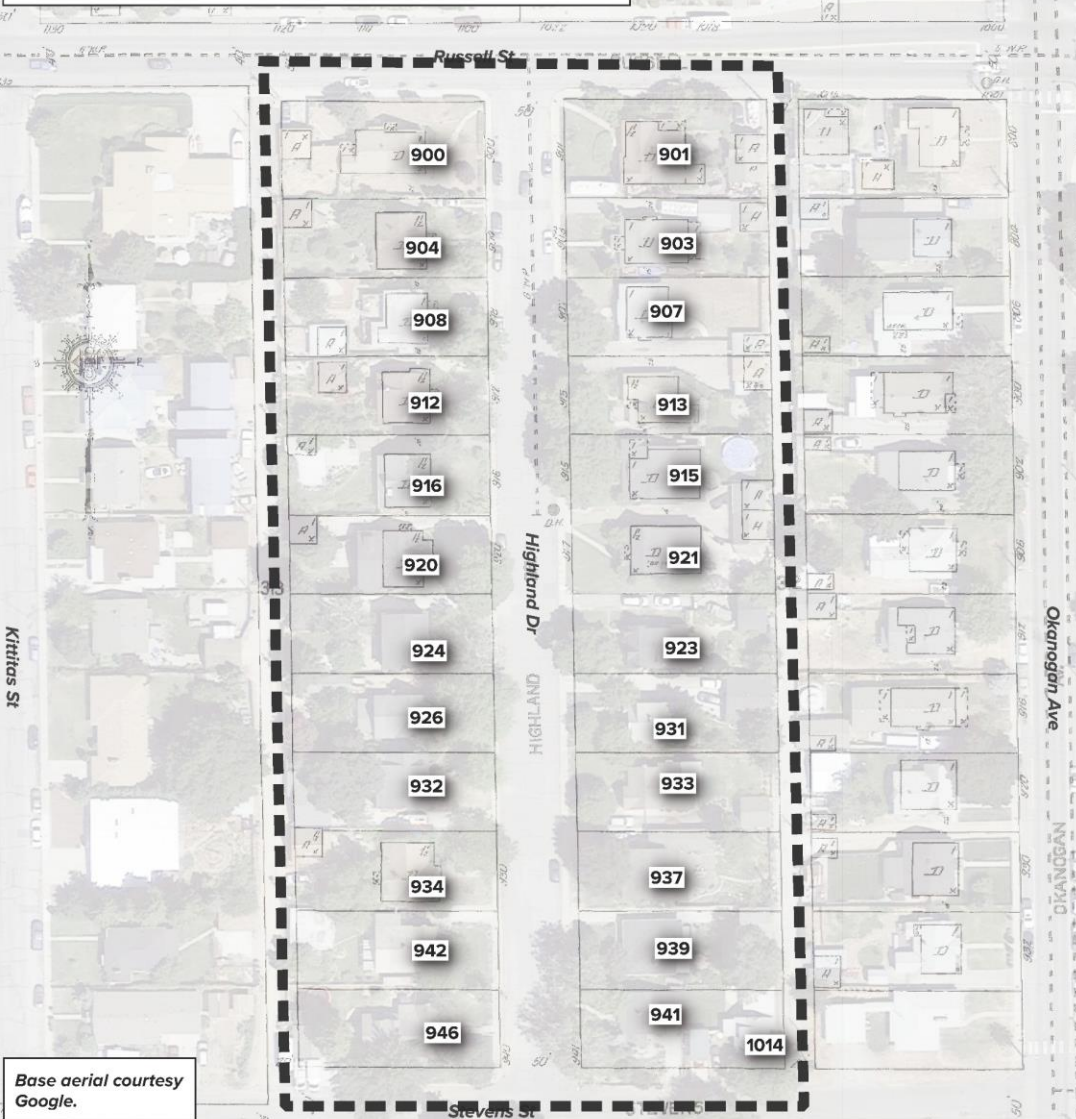
BROWN'S ADDITION

Base aerial courtesy Google.

Buildings labeled by house number.

Historic district boundary

Brown's First Addition



Base aerial courtesy Google.

Buildings labeled by house number.



Historic district boundary
 Brown's First Addition

BROWN'S ADDITION



Base aerial courtesy Google.

Buildings labeled by house number.

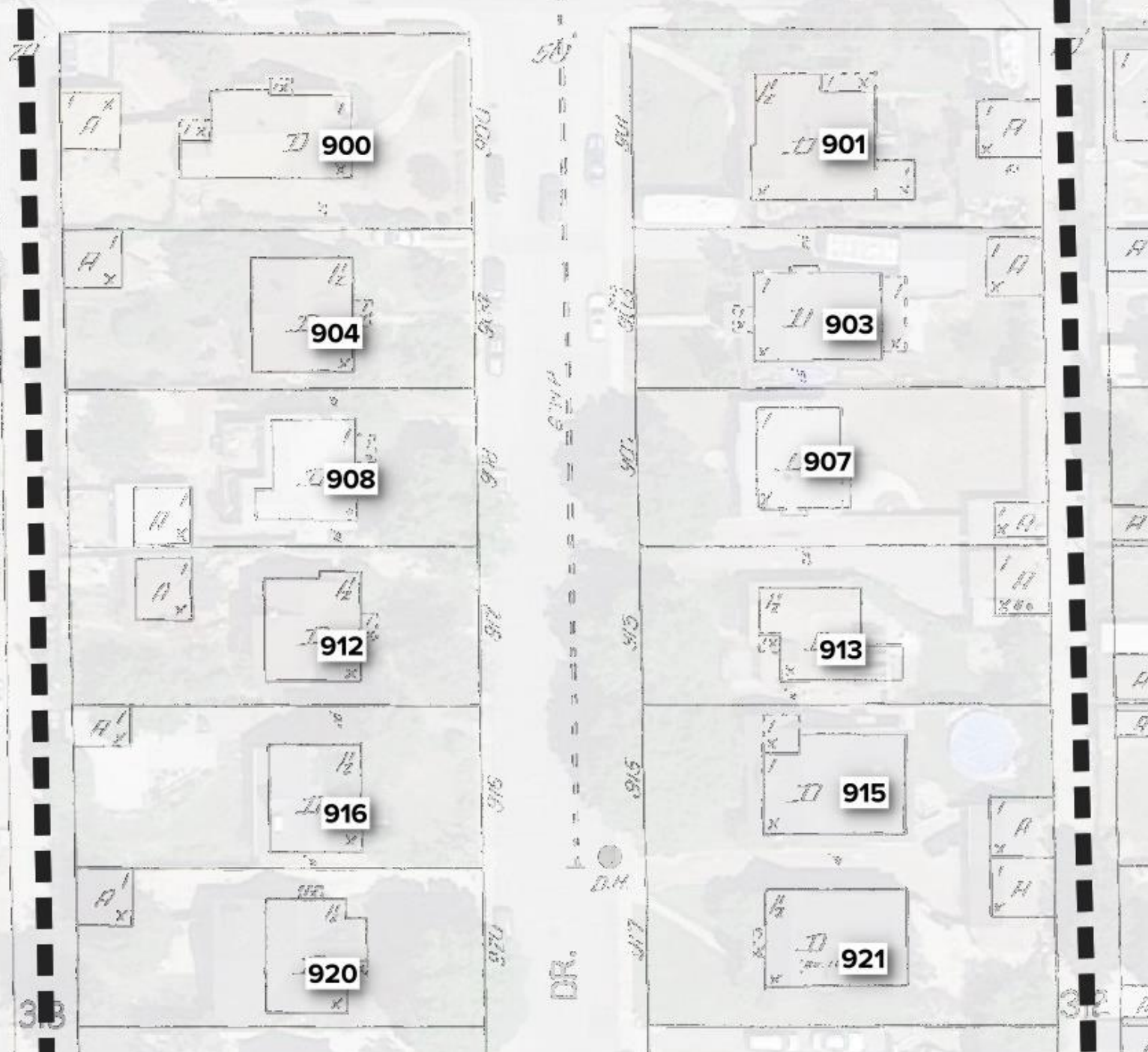
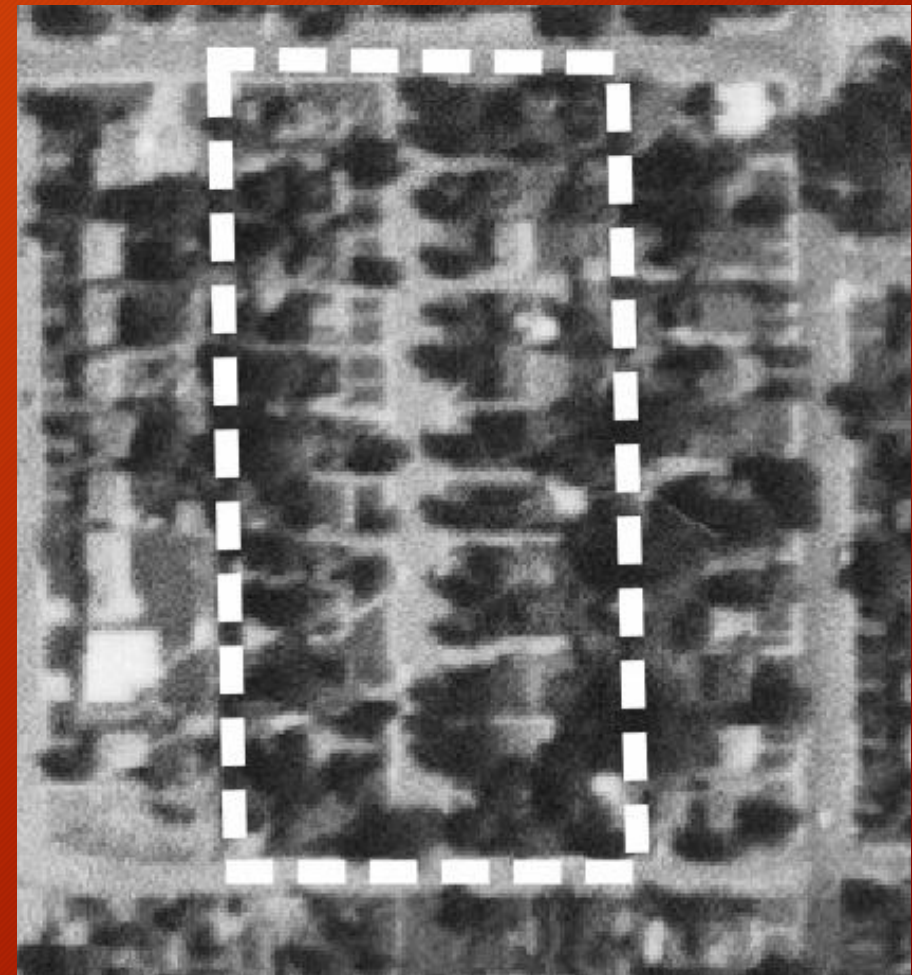


Years built	1931
	1926 1932
	1927 1938
	1928 1929
	1930
	Chelan County tax parcels
	Historic district boundary
	Brown's First Addition

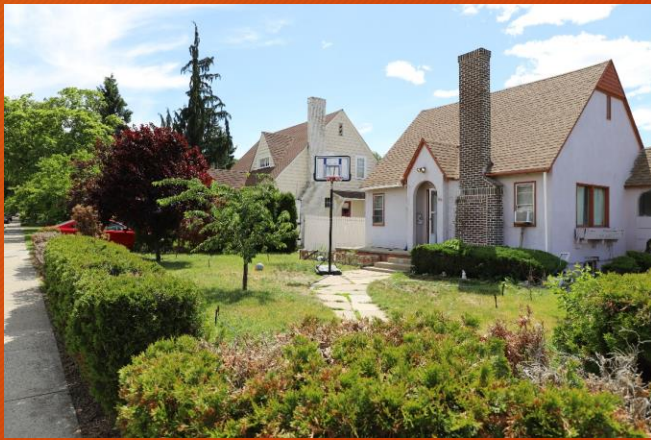
1928 Sanborn Map Detail

BROWN'S
ADDITION

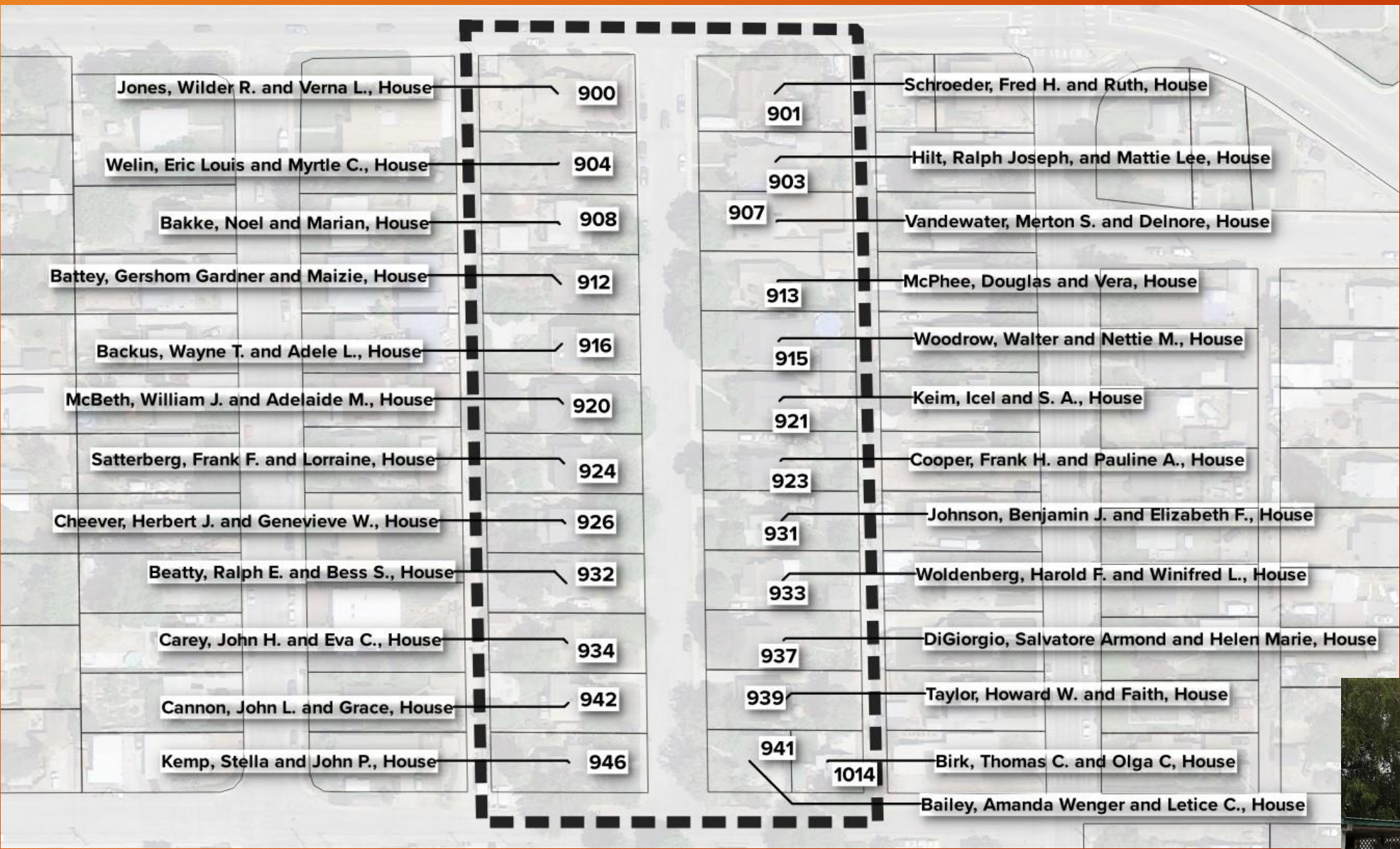
1965 USGS Aerial



BAGDONS



OCCUPANTS



Birk House, 1014 S Stevens



Jones House, 900 S Highland



Schroeder House, 901 S Highland



Hilt House, 903 S Highland



Welin House, 904 S Highland



Vandewater House, 907 S Highland



Bakke House, 908 S Highland



Battey House, 912 S Highland



McPhee House, 913 S Highland



Woodrow House, 915 S Highland



Backus House, 916 S Highland



McBeth House, 920 S Highland



Keim House, 921 S Highland



Cooper House, 923 S Highland



Satterberg House, 924 S Highland



Cheever House, 926 S Highland



Johnson House, 931 S Highland



Beatty House, 932 S Highland



Woldenberg House, 933 S Highland



Carey House, 934 S Highland



DiGiorgio House, 937 S Highland



Taylor House, 939 S Highland



Bailey House, 941 S Highland

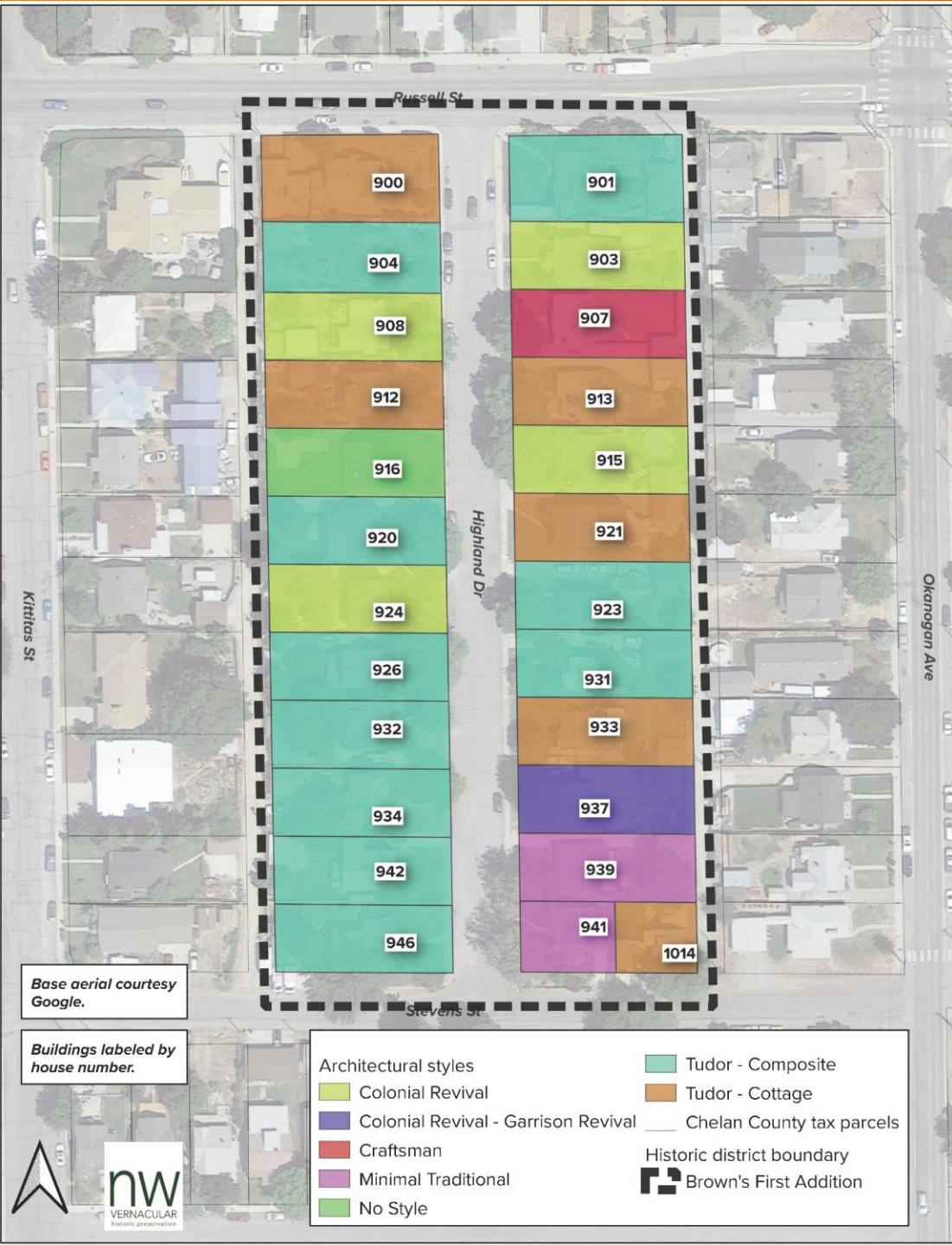


Canon House, 942 S Highland



Kemp House, 946 S Highland

STYLES



Colonial Revival
924 S Highland
(1930)

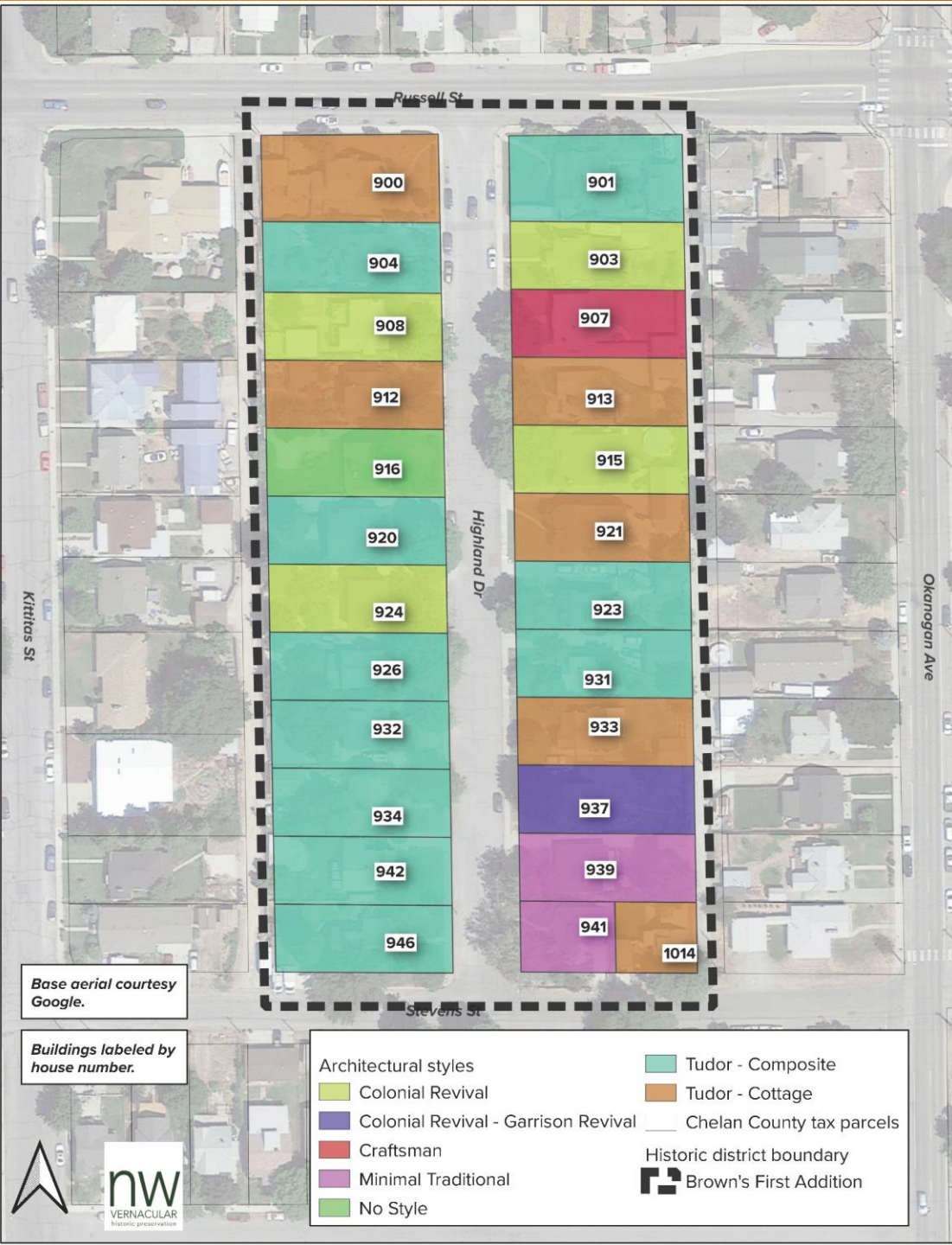


Garrison Revival
937 S Highland
(1938)



Craftsman
900 S Highland
(1926)

STYLES



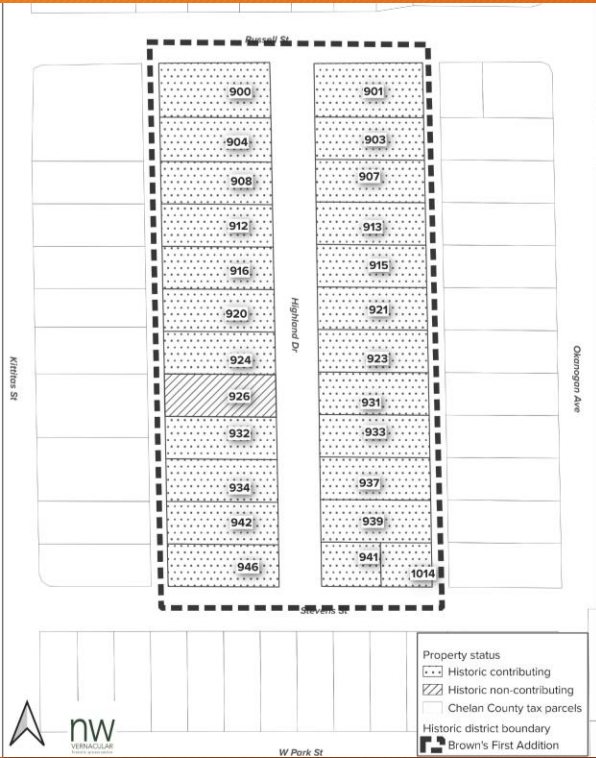
Minimal Traditional
939 S Highland
(1938)



Tudor Cottage
900 S Highland
Tudor Cottage
(1926)



Tudor Composite
923 S Highland
(1930)



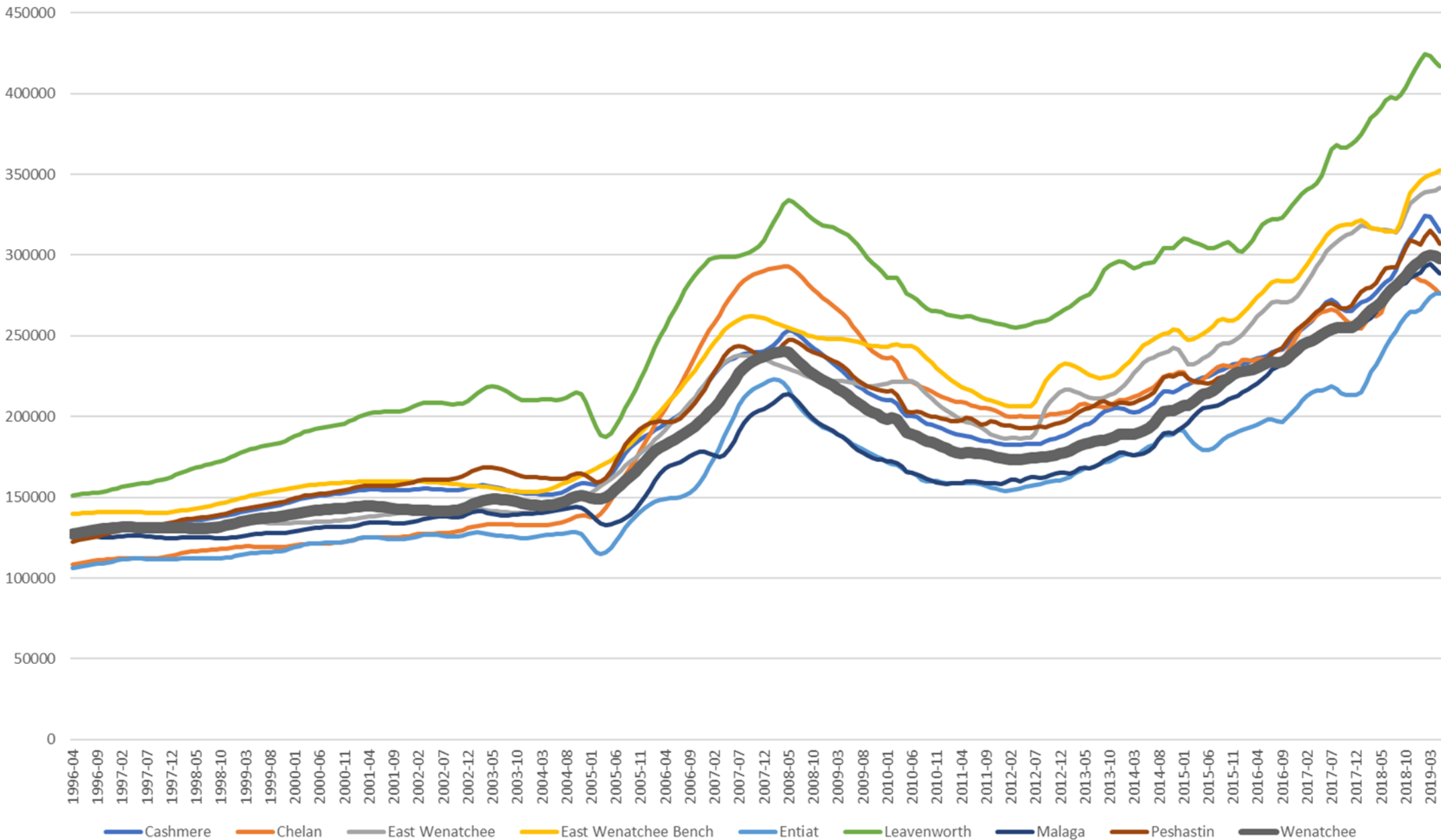
DISTRICT

Previous Questions

Does historic district designation affect insurance?

Does historic district designation affect property values?

Median Estimated Home Value (Source: Zillow)
1996 to March 2019



VALUE

Special Valuation

- Listed to the Wenatchee Register or a contributing building in a Wenatchee Register listed historic district
- Spend at least 25% of the assessed improvement value within a 24-month period
 - Threshold levels range from \$42,000 to \$88,000 based on estimated assessed improvement values
 - \$51,741 is the estimated average threshold expenditure
- Review and approval of proposed exterior changes by the Historic Preservation Board
- For a period of 10 years, the total approved qualified rehabilitation expenditures (QRE) are deducted from the combined assessed value of the building and land with taxes paid only on the remainder
 - \$63,000 land value + \$231,902 building value = \$294,902
 - \$294,902 - \$57,975 QRE = \$236,927 special valuation
 - Current tax: \$2,542; New tax estimated at: \$2,037

National, State & Wenatchee Registers

National and State Registers of Historic Places

- Does not keep a building from being modified or demolished
- Honorary designation recognizing property's significance
- Informs local planning and heritage education
- Provides some protection from federally-funded or licensed projects
- Allows property owners to receive free technical assistance from DAHP

Wenatchee Register of Historic Places

- Protects properties from demolition
- Requires design review for exterior alterations
- Requires owner consent for listing
- Enables property owners to utilize the State Special Valuation incentive
- Recognizes the property's significance
- Provides the same benefits as NRHP listing

What's Next?

Ballots distributed by city

Notification of neighborhood decision

Implementing neighborhood decision

DAHP.wa.gov | WISAARD

- Finalizing of online intensive survey forms