

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
OCTOBER 6, 2021**

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| AGENDA |
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- I. CALL TO ORDER: 5:30 PM**
- II. ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of August 4, 2021
- III. PUBLIC COMMENT PERIOD (10 MINUTES)**

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

None
- V. NEW BUSINESS**
 - A. HP-21-04 – Certificate of Appropriateness – 535 Douglas 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 Mark Seman called the meeting to order at 5:35 p.m. with the following members in attendance: Jon Campbell, Bob Culp, Darlene Baker, Holly Lin, and Heather Ostenson. Board member Wendy Priest was absent. City Planning staff was represented by Glen DeVries, Director of Community Development; Stephen Neuenschwander, Planning Manager, Ruth Traxler, Senior Planner; and Kim Schooley, Administrative Assistant. Additional City staff present included Rob Jammerman, Director of Public Works and Aaron Kelly, Public Works Operations Manager.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of May 5, 2021

Board member Campbell moved to approve the minutes from the regular meeting of May 5, 2021. Board member Baker seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

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

Board member Bob Culp advised that regarding agenda item HP-21-02, he wanted to recuse himself as he had other business dealings with the applicant.

Board member Ostenson advised that she had prior business dealings with the applicant's architect and project leads, but had no involvement with the specific project. She advised that she felt she could be impartial in considering HP-21-02.

A. HP-21-02 – Certificate of Appropriateness – 350 Orondo Avenue – Chelan County Courthouse

The staff report was presented by Ruth Traxler, Senior Planner.

Board members asked questions of staff.

Board member Ostenson advised that she would actually need to recuse herself, as she realized she had previously discussed the project with her neighbor and expressed her thoughts and concerns.

The board confirmed that there would be at least four remaining members who could provide a quorum to render a decision on the application.

Board member Seman asked about the historic nature of the doors and if they would be salvaged.

Brian Travis, Director of Facilities, for the Chelan County Courthouse answered questions about the original doors. Travis explained that the original doors were destroyed in an explosion in 1984 and were replaced with like and similar materials.

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

The board was in support of the project.

Chair Seman advised that even though the doors replaced in 1984 were not original to the courthouse, he would still like to see the doors retained.

Travis confirmed that the doors would be retained for repurposing. He explained that the county has a storage facility for many such items that are maintained and kept for re-use.

Board member Baker moved to recommend approval of HP-21-02, a Certificate of Appropriateness for 350 Orondo Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the July 28, 2021 staff report. Board member Campbell seconded the motion. The motion carried with four votes in favor and two abstentions from board members Culp and Ostenson.

B. Discussion: Proposed Amendment to the Grandview Historic District Preservation Handbook – Street Standards

Ruth Traxler, Senior Planner, presented the staff report.

Traxler provided an overview of the Handbook and its uses.

Traxler advised that the City of Wenatchee Public Works Department had requested to use asphalt within the area, as opposed to the original concrete slabs, to make street repairs. She advised that street standards were discussed on page 48 of the Handbook.

Traxler explained that following the evening's discussion and board's input and recommendation, the matter would go to the Planning Commission on August 18th and then to City Council on August 26th. Traxler advised that staff would like the board to make a recommendation on the proposed change following the presentation by public works.

The board asked questions of staff.

Glen DeVries, Community Development Director, advised that the state expressed no directive regarding streets as a historical feature of the district.

In addition, Traxler explained that there are no Secretary of Interior standards that pertain to streets. She explained that she had reached out to several other cities regarding their standards and learned that other jurisdictions limit their standards at the curb and do not include street standards.

Rob Jammerman, Public Works Director, and Aaron Kelly, Public Works Operations Manager, addressed the board. They presented information regarding the concerns and maintenance costs of concrete versus asphalt.

Jammerman advised that the city was not opposed to concrete, however, he explained that it had become a customer service and budget issue in trying to get more done with the resources they have.

Board members asked questions of staff.

Jammerman explained that with asphalt, all of the needed repairs within the district could be accomplished in approximately 4 years, whereas with concrete it would take almost 30 years.

Board member Ostenson asked about the LID process for interest neighborhoods.

Jammerman explained that it was a possibility. He advised that the process required at least 60% participation of homeowners in a given area.

Board member Seman asked what level of repair triggered ADA improvements.

Jammerman advised that overlay or replacement triggered the improvements, but no repairs of chip seal.

Chair Seman asked for public comment on the matter.

Carin Smith – 922 Idaho Street, Wenatchee, WA. Smith expressed concern about the fact that decisions was being made based on budget. She questioned if public works had investigated any less expensive options or new polymers available with regard to concrete. She advised that if wording was going to be changed it should be changed to include other options.

Carol Van Arnam – 129 S. Emerson Street, Wenatchee, WA. Van Arnam expressed concern that the city should be replacing materials within the district on a like for like basis. She advised that based upon language contained in, and the intent of the handbook at the time of the creation of the Grandview Historic District, changing materials is not an option. She advised that if the handbook and guidelines were going to be edited with regard to streets, that the entire handbook should be opened up for evaluation and potential amendments.

Tom Wachholder - 136 S. Emerson Avenue, Wenatchee, WA. Wachholder expressed support for the use of asphalt overlay in order for upgrades to be completed in a timely manner. He advised that ideas expressed that asphalt would promote increased speed in the area was not valid, as there is currently speeding on the streets in their present condition.

Mickey and Amy Jennings – 109 S. Franklin, Wenatchee, WA. They expressed appreciation for concrete streets and the historic nature of them. They had concerns about character lost in alterations already made to some of the sidewalks in the area; and hoped that the city would make the effort and investment to retain and maintain the concrete streets.

Brittany and Garrett Stevens - 140 S. Delaware Street, Wenatchee, WA. Mr. Stevens expressed that he did not think that the cost cutting measures of other cities should impact what we want here for our district. He questioned why the city had not budgeted for repairs to the concrete streets since the time the district was established. Mrs. Stevens advised that she did not think that the time difference for asphalt repair versus concrete repair should be a factor. She advised that she would much rather have the extra wait for concrete repair. They expressed that the city should be held to same standards as homeowners in the district are regarding replacement of like for like materials.

Lisa Dahlgreen - 917 Idaho Street, Wenatchee, WA. Dahlgreen expressed concern about speeds on Idaho Street and a desire to see speed mitigation measures implemented.

Matt Dahlgreen - 917 Idaho Street, Wenatchee, WA. Dahlgreen advised that he thought concrete streets were a unique and significant feature of the district that should be retained. He said that knowing that other cities don't have them or put any emphasis on them, makes them even more valuable.

Andy Kahn - 922 Idaho Street, Wenatchee, WA. Kahn expressed frustration with intersection upgrades and loss of traffic calming from asphalt installed. He said that traffic calming measures need to be brought into the discussion.

Richard Dickson - 137 S. Franklin Street, Wenatchee, WA. Dickson advised that he had been driving on the same poor quality, concrete streets within the district for the last 30-40 years, so why a change now. He asked why the worst concrete panels weren't or couldn't be repaired on a more regular basis. Dickson said he is not sure about pavement, but that he did not feel it would make speeding worse than it already is.

Jammerman said that if things remain status quo and asphalt overlay is not used, then that is what the city would do. With the current budget, they would replace approximately 4 to 7 panels per year.

With no further public comment, Chair Seman closed the discussion and opened deliberations of the board.

Stephen Neuenschwander, Planning Manager, reminded the board that the handbook does allow for alternatives and there are many past examples of the board approving alternative materials to be used on projects within the district.

Neuenschwander also reminded the board that the meeting was not a public hearing and that the Historic Preservation Board's responsibility on the matter was that of an advisory board. He advised

that they were being asked to make a recommendation that would be then forwarded and reviewed by the Planning Commission and then a final review and decision made by City Council.

Board member Ostenson expressed her personal experience as a resident of the district and stated her commitment and support to fellow residents to work for the retention of the area's historic features. Ostenson advised that she thought it was premature to take the matter to Planning Commission. She said she thought the matter should be workshopped with the board and residents to consider other options that public works should investigate and present.

Board member Baker expressed that she understood the constraints of the budget and improvement dilemma, but advised that she leaned toward retaining the concrete streets for their historic nature.

Board member Campbell expressed support of retaining the historic concrete streets.

Board member Holly Lin also expressed support for retaining concrete streets.

Board member Seman agreed that he felt the concrete streetscape was a defining feature, but that he did not feel the present condition of streets add to the historic nature. As a bicyclist, he said that he does not like to ride on bad streets. He advised that he is not opposed to asphalt and said that he feels that it would demonstrate care to a visitor's perspective. Currently, he sees that the streets in their present state of disrepair are actually a detriment and detract from the district. Additionally, he said that he did not agree with comments made about redoing the entire handbook. He thinks making modifications a section at a time is appropriate. He said that if anything is going to be changed though, he would have liked to have seen greater turnout from the district. He advised that he would encourage residents to speak up if they want to see the streets changed and would further encourage residents to consider a LID as an option to get the desire work completed.

Following the board's discussion, it was their consensus that concrete street preservation is preferred over asphalt overlay.

Chair Seman thanked the public for their comments and input.

Dani Dickson - 137 S. Franklin Street, Wenatchee, WA. Dickson expressed one final concern regarding the extra heat to the area that pavement would result in. She advised that she was an advocate of retaining concrete.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Mark Seman adjourned the meeting at 7:31 p.m.

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

DRAFT

STAFF REPORT
HP-21-04, 535 DOUGLAS STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 535 Douglas Street
DATE: September 29, 2021

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by the property owner for exterior renovations at 535 Douglas Street. The work was completed without the issuance of a permit or Certificate of Appropriateness and includes the following:

- Three horizontal sliding vinyl windows, to replace the original wood windows on the basement elevation, similar in size
- Two fixed vinyl windows, to replace the original wood windows on the basement elevation, similar in size
- Four insulated metal doors, to replace the non-historic front door, non-historic back door, upper balcony door, and basement door
- Replacement of the existing wood front steps, posts, and railing with similarly constructed steps, posts, and railing
- Removal of the rear porch screening and wood screen door, and addition of wood railing on rear porch steps
- Removal and replacement of the upper balcony parapet wall
- Addition of a wood fence, six feet in height, located north of the residence, behind the front façade, connecting to the perimeter fence

The proposed materials require review for alternative compliance. This residence is listed as a contributing, historic structure in the Grandview Historic District. Application materials are included as Attachment A.

II. GENERAL INFORMATION

Applicant / Owner: Stephen Fiedler, Following Seas, LLC
102 S. Wilson Street
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 535 Douglas Street and identified by Assessor's Parcel Number 22-20-10-590-608. The legal description for the property is Great Northern Amended Block 36 Lots 20-21, 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 August 27, 2021 and determined complete on September 1, 2021. Additional materials were received on September 28, 2021.

History: The house at 535 Douglas Street stands on Block 36 of the Amended Great Northern Plat of Wenatchee, platted in 1892. Some of the earliest residential development in the new plat occurred along Douglas Street. Block 36 was only partially built up with four or five houses in 1905 when the first Sanborn Fire Insurance map of Wenatchee was produced. All of these fronted on Orondo Avenue.

This particular parcel did contain a house and shed by 1909 according to Sanborn maps. But that house was removed and replaced with the current dwelling by 1921. Part of the redevelopment of the lot included another house at the rear oriented toward Idaho Street. That house has now been demolished.

Wenatchee city directories listed Charles and Blanche Sheffield as homeowners in 1914, with Fred and Irwin Sheffield and Walter Fairbanks as renters. In 1925, Fred and Blanche Sheffield remained at this address. Fred Sheffield was again listed in 1931. This continuous family residency makes the Sheffield House one of the few homes in the neighborhood to have enjoyed consistent ownership over its early decades.

This house is a well-maintained and virtually unaltered example of the Craftsman style. The prominent corner lot is also unchanged, except for the obvious removal of the neighboring house to the rear. Together the house and its open grassy site exemplify the look and feel of Douglas Street in the 1910s. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: A substantial Craftsman style home with few alterations. Frontal gable with offset gabled porch, sloped shed roof dormer, and one gabled dormer - all with decorative bargeboards and bracketed detail. Wood shingle siding at the upper story

level, narrow gauge lapped siding below. Original Craftsman front door, all original one-over-one wood sash with leaded transoms. Rear has original small screened porch with balcony above.

Corner site is unchanged at front, with open yard, perimeter and foundation plantings. Stepped concrete walkway from Douglas St. sidewalk to front porch. Rear of lot was formerly short-platted with second house fronting on Idaho St. That house now removed, leaving lot open and unlandscaped. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Photos (2003):





Review history: The timeline below summarizes approvals granted pursuant to WCC Chapter 2.36, Historic Resources:

- In 2006, the Historic Preservation Board approved a Special Property Tax Valuation (HP-18-07 and HP-18-08) for refinished walls and ceilings, new floor coverings, kitchen cabinets, mechanical system, lighting, interior painting, and water line controls, granted to property owner Allen Jones.

On August 13, 2021, the property owner submitted a building permit (BPR-21-210) for an ongoing remodel. The majority of the work was completed prior to submittal of the building permit. Upon review of the permit, historic preservation staff inspected the property and advised the property owner that this work required a Certificate of Appropriateness. The Certificate of Appropriateness application was submitted on August 27, 2021 and determined complete on September 1, 2021. During the review of the application, staff discussed the Handbook standards and alternatives with the property owner and additional materials were received on September 28, 2021. The building permit is on hold, pending the approval of the Certificate of Appropriateness application.

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on October 6, 2021 was posted on the subject property and mailed to surrounding property owners on September 14, 2021 and was published in the newspaper on September 23, 2021 in accordance with the requirements of Title 13, Wenatchee City Code (WCC).

One public comment letter was received from a property owner in the Grandview Historic District, in support of the application (Attachment C).

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Section 10.40.060, Grandview historic district (GHD), implements 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 WCC Chapter 2.36. Code sections referenced below are available for review on the [City of Wenatchee's website](#).

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.

Staff Analysis: The work identified in the application is visible from Douglas and Idaho Streets. An analysis of compliance with the Grandview Historic District Preservation Handbook standards and general options and guidance is provided below.

WCC Sections 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. Pursuant to WCC Section 13.07.030, where the application is subject to different types of review procedures (i.e. administrative and Historic Preservation Board), the application shall be subject to the highest level of

review procedure. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

WCC Section 10.40.060(4)

(a) Any exterior work located on the rear and/or sides of a primary or accessory structure and not visible from a public street.

(g) Fences and retaining walls visible from a public street.

WCC Section 10.40.060(5)

(a) New construction, including new accessory structures, visible from a public street.

(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.

Staff Analysis: The application identifies work that includes replacement of historic and non-historic materials, removal of historic materials, and review for alternative compliance. These actions are subject to board review and a review and hearing have been scheduled for October 6, 2021. All decisions of the historic preservation board are subject to appeal in accordance with WCC Chapter 13.11, Appeals.

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: All procedural requirements of Type III quasi-judicial reviews have been satisfied. A complete application was received on August 27, 2021. The notice of application and public hearing was distributed on September 14, 2021. The staff report has been made available for review seven days prior to the public hearing, on September 29, 2021. The Historic Preservation Board is scheduled to hold a public hearing on October 6, 2021.

Grandview Historic District Preservation Handbook

Applicable sections of the Handbook are included as Attachment D. Sections used in the analysis in this staff report are General, Exterior Siding, Windows and Doors, and Fences / Walls / Retaining Walls.

Staff Analysis of the Handbook Standards, Options, and Guidance: Analysis of the proposed remodel is organized as provided in the project description on page 1 of this staff report. Included in each section is an analysis of the completed or proposed work based on the standards in the applicable chapter of the Handbook. In addition, the property owners have proposed several items which require review and approval for alternative compliance, because the proposed materials are not the original or otherwise considered historic materials for the residence. The general section of the Handbook provides guidance and three criteria to be evaluated in the case of a request for alternative materials: durability, the ability to repair, and have the appearance of historic materials. The analysis of the use of alternative materials has been incorporated below.

- *Three horizontal sliding vinyl windows, to replace the original wood windows on the basement elevation, similar in size*

There are three horizontal sliding vinyl windows on the basement elevation that have been installed and replaced historic, wood windows. The standards state that “horizontal sliding windows shall not be visible from the street” (Handbook, page 30). In order to address this requirement, the property owner has proposed that the horizontal sliding vinyl windows be screened from view by a six-foot fence. There is one sliding window which is screened by the porch at the rear of the house. None of the new sliding vinyl windows will be visible from the street elevations. Staff supports the use of alternative materials in this case, based on the lack of visibility from the street. The windows will otherwise match the dimensions and pattern of the original windows.

- *Two fixed vinyl windows, to replace the original wood windows on the basement elevation, similar in size*

There are two fixed vinyl windows on the basement elevation that are visible from Idaho Street, that have been installed and replaced historic, wood windows. The original windows had deteriorated to a condition that could not be repaired and the window facing Idaho Street was covered with plywood. One of these windows is currently a sliding window, but is proposed to be replaced with a fixed window. None of the new vinyl windows will be visible from the front elevation on Douglas Street. Staff supports the use of alternative materials for these window replacements, based on the minimal impact these windows have on the overall historic appearance, due to their proportional size and location at the base of the residence. The windows will otherwise match the dimensions and pattern of the original windows.

- *Four insulated metal doors, to replace the non-historic front door, non-historic back door, upper balcony door, and basement door*

Four insulated metal doors are proposed, replacing two non-historic doors on the front and rear elevations, a door on the upper balcony, and a basement door on the side elevation. It is unknown if the doors on the upper balcony and the basement side door were original. The removal of the existing non-historic doors on the front and rear elevations is an improvement to the property. While the material of the proposed doors is not a historic material, the doors are durable and the style consistent with the character of the residence.

The doors on the upper balcony and the side elevation will be partially screened by the parapet wall (balcony door) and the fence (side door). The upper portion of the windows on the doors may be visible from the street. Based on the minimal impact that these door replacements will have on the overall historic appearance and due to their partial screening, staff supports the use of the alternative materials for the balcony and side door replacements.

- *Replacement of the existing wood front steps, posts, and railing with similarly constructed steps, posts, and railing*

The existing steps, posts, and railing on the front elevation facing Douglas Street were documented to be in poor condition and unable to be repaired. It is unknown if these were original features of the residence. The property owner reconstructed the steps, posts, and railing in a similar style. There are currently fiberglass sleeves on the posts, which the owner has proposed to remove. The use of fiberglass on the posts is not an alternative material that may be supported by the Handbook, based on the significance of the primary elevation and the feasibility to reconstruct these features using wood. The completed replacement steps, posts, and railings will be constructed of wood, in a style compatible with the residence. These features do not impede views of historic front porch, which is an important component of the view from the street.

- *Removal of the rear porch screening and wood screen door, and addition of wood railing on rear porch steps*

The rear porch screening, including associated wood strips, and the wood door into the screened porch were removed. The application notes that the wood was rotting and the screen had holes and tears. Front porches are addressed in the Handbook, rear porches or screened porches such as the one here, are not specifically described and the General section standards may be applied. Removal of historic materials without replacement is

not recommended. However, the property owner has maintained the framing and composition of the rear porch. Staff supports the modification, as it does not compromise the overall historic integrity of the rear façade.

- *Removal and replacement of the upper balcony parapet wall*

The original parapet wall surrounding the upper-level balcony was removed, based on the condition of the wall and safety concerns, as documented in the application. There was no drainage and the wall had deteriorated significantly. The property owner replaced the wall with a composite railing and balusters. After inspection and analysis, staff determined that this replacement was not supported by the Handbook, as both the style and materials selected detracted from the historic appearance of the residence. As a result, the property owner has proposed to reconstruct the parapet wall to match the original, with minimal modifications to allow for drainage and to meet building code requirements for safety. This proposal is supported by the Handbook standards, as it is a replacement of features which were severely deteriorated and will be consistent with the architectural style of the residence.

- *Addition of a wood fence, six feet in height, located north of the residence, behind the front façade, connecting to the perimeter fence*

Fences are reviewed administratively, pursuant to WCC Section 10.40.060(4)(g). Because the fence is an integral part of the project which helps to provide screening of alternative materials, it has been included for review with this application.

The proposed fence will be made of cedar (wood) and is six feet in height. It is compatible in style and material with the residence. Fences six feet in height may be allowed where they are located behind the front façade of the primary structure. The fence in this application will be located behind the front façade, at the back of the front porch and will connect to the adjacent perimeter fence.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

HOUSING ELEMENT, MAINTENANCE & PRESERVATION – Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.

Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.

Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Staff Analysis: The proposed application is consistent with the relevant elements of the Comprehensive Plan. The work identified in the application implements the standards, options, and guidance provided in the Grandview Historic District Preservation Handbook. The remodel supports the historic rehabilitation and long-term viability of the residence. The project demonstrates private reinvestment by the property owner into the neighborhood.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-21-04, a Certificate of Appropriateness for 535 Douglas Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the September 29, 2021 staff report.

Suggested Findings of Fact:

1. The subject property is located at 535 Douglas Street, Wenatchee, WA and is respectively identified as Assessor Parcel Number 22-20-10-590-608.
2. The applicant/owner is Stephen Fiedler, of Following Seas, LLC.
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, historic structure in the Grandview Historic District.
5. A complete application was submitted in accordance with Wenatchee City Code on August 27, 2021. Additional materials were received on September 28, 2021.
6. The application and supporting materials do identify the work to be accomplished and request a Certificate of Appropriateness.

7. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
8. The owner proposes to make exterior alterations to the subject residence, including replacement windows, doors, front steps and railing, removal of the rear porch screening, replacement of the upper balcony parapet wall, and a new fence.
9. 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.
10. On October 6, 2021, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
11. The proposed remodel meets the intent of the Grandview Historic District and Preservation Handbook standards and options. The proposed remodel will not negatively impact the district or surrounding properties. Granting of the alternative compliance for alternative materials does not change the historic district status of the property.
12. 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." The remodel supports the historic rehabilitation and long-term viability of the residence. The project demonstrates private reinvestment by the property owner into the neighborhood.
13. 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's Standards for Rehabilitation. 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 August 27, 2021 and as amended by the plans submitted on

September 28, 2021, as attached herein. 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, August 27 and September 28, 2021
- B. Inventory Form, 2003
- C. Public comment letter
- D. Excerpts from the Grandview Historic District Preservation Handbook

Attachment A

Application Materials, August 27 and September 28,
2021



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): HP-21-04
 Building/Property Address: 535 Douglas St., Wenatchee
 Property Owner's Name(s): Following Seas LLC
 Mailing Address: 102. S Wilson, Wenatchee, WA 98801
 Contact No.: 505 400-4729 E-mail Address: fiedlercom@gmail.com
 Applicant Name (if different from owner): Stephen Fiedler, Managing Member
 Mailing Address: 200 Las Paredes, Lovales, NM 87648
 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: ~\$94,000

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: [Signature] Date: 8/27/2021

Remodel Project 535 Douglas, Wenatchee.

Structural

Remove drop ceiling and ceiling plaster in kitchen
Build 12" x 18" x 57" soffit in Kitchen to cover new plumbing
Enlarge downstairs bathroom from 3' x 4' to 3' x 7'8". Move door to accommodate new design.
Convert existing upstairs closet to Laundry room. Change door from hinged to bifold and move door out about 6 inches.
Remove and rebuild 3' wall for basement plumbing.
Drywall and plaster patches done by Sparks Construction
Remove Parapet wall on Balcony. Replace plywood decking. Gaco coating. 42" Trex railing with ballusters.
Build new front entry stairs.
New concrete landing front entry and basement entry.

Mechanical

HVAC - Mini Split installed by Jacob's HVAC.
Remove old HVAC and ductwork
Install range hood
Replace upstairs bath fan
Install electric wall heater upstairs bath
Install downstairs bath fan - use existing duct
Install dryer vent

Plumbing

Remove most existing galvanized, lead and ABS drain plumbing and replace with ABS.
Remove galvanized and copper fresh water plumbing and replace with PEX,
4" ABS stack connected to existing cast iron exiting beneath basement floor.
Used existing roof vents
Add freshwater and drain plumbing to new Laundry room.
Add supply for fridge icemaker.
Add lavatory in downstairs bath.
Replace both hose bibs with frostproof models.
Replace Hot water heater.
Replac both toilets.
Remove bathtub upstairs and replace with walk in shower.
New plumbing fixtures - shower, 3 lavatories, Kitchen sink, Laundry, Icemaker, hose bibs.

Miscellaneous:

Multiple holes in lath and plaster repaired and texture blended
New exterior and interior paint - Cruz construction.(exterior)
New floor coverings - First Choice Floor
New Kitchen cabinets, bath vanities. Granite countertops - Precision Water Jet.
Build walk in shower and tile using Schluter Kerdi board system. - First Choice Flooring & Kinseys Ridge Const.
Clean basement and paint wall and floors
Install new basement windows.
Re-do electrical system - Final inspection approved L & I 8/12/21.
Landscape - add edging, remove tree too close to house, trim shrubs, remove stumps. Gravel driveway.
Removed screens from back porch.

Structural

Remove drop ceiling and ceiling plaster in kitchen
Build 12" x 18" x 57" soffit in Kitchen to cover new plumbing
Enlarge downstairs bathroom from 3' x 4' to 3' x 7'8". Move door to accommodate new design.
Convert existing upstairs closet to Laundry room. Change door from hinged to bifold and move door out about 6 inches.
Remove and rebuild 3' wall for basement plumbing.
Drywall and plaster patches done by Sparks Construction
Build new front entry stairs.
New concrete landing front entry and basement entry.

Mechanical

HVAC - Mini Split installed by Jacob's HVAC.
Remove old HVAC and ductwork
Install range hood
Replace upstairs bath fan
Install electric wall heater upstairs bath
Install downstairs bath fan - use existing duct
Install dryer vent

Plumbing

Remove most existing galvanized, lead and ABS drain plumbing and replace with ABS.
Remove galvanized and copper fresh water plumbing and replace with PEX,
4" ABS stack connected to existing cast iron exiting beneath basement floor.
Used existing roof vents
Add freshwater and drain plumbing to new Laundry room.
Add supply for fridge icemaker.
Add lavatory in downstairs bath.
Replace both hose bibs with frostproof models.
Replace Hot water heater.
Replac both toilets.
Remove bathtub upstairs and replace with walk in shower.
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Install new basement windows.
Re-do electrical system - Final inspection approved L & I 8/12/21.
Landscape - add edging, remove tree too close to house, trim shrubs, remove stumps. Gravel driveway.

Project Narrative and Discussion for 535 Douglas Street.

Background:

I am a retired physician, currently living in Albuquerque, NM. I was approached in December 2019 by my son, who lives in Wenatchee, with a proposal to help finance an investment property. After discussion with my wife, we agreed to help him out. He had proposed to do a significant portion of the work and oversee contractors for some of the project. We bought the property in early January 2020, but my son became frustrated and overwhelmed by the project, so I came out in late January to help him get started. Subsequently COVID hit and this created significant delays, price increases and shortages of materials. As it turned out, I ended up doing most of the work and contracting and have now been here for 4 months to try to finish up.

Out of my ignorance, we did not get permits for the remodel. This turned out to be a huge mistake as we tried to sell the property, unsuccessfully and have thus done after-the-fact permits/applications.

L & I issued final approval on the electrical on August 16 and we applied for a building permit with the city after a walk through with Dave Nichols on August 12. Dave mentioned the possible need for a permit from the Historic District but did not give specific guidance about the procedure. The first I knew about permitting involving the Historic District was on August 24, when I received an Email from Josh Osborne with attachments of a permit application for Certificate of Appropriateness or Waiver of Certificate and a Deficiency notice from Ruth Traxler. I am thus submitting an application and will try to explain the project and our decision-making process, particularly with the listed deficiencies.

1. Basement Window Replacement:

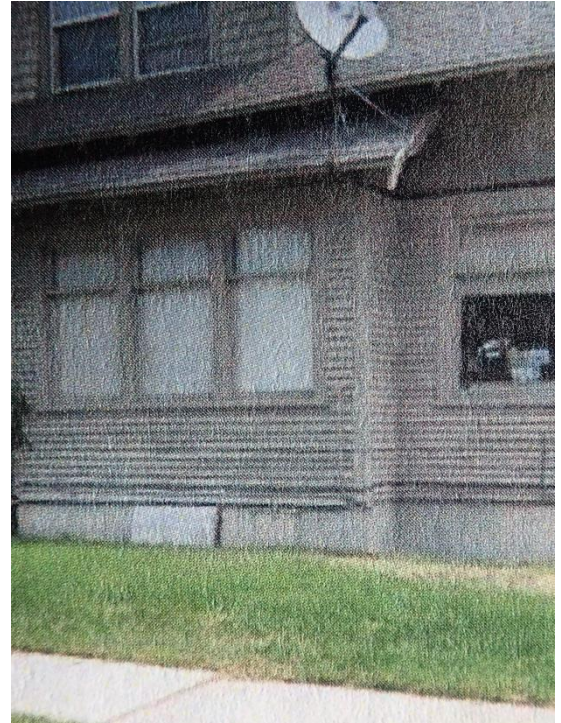
There were originally 5 basement windows which were composed of wood casing attached to the concrete, with wood framed single pane glass windows. Only two of the windows are clearly visible from the sidewalks of Douglas and Idaho Streets (South window and SE window by the back stairs). Two of the windows had been boarded up with plywood and the interiors had been covered with insulation and drywall. The casing on the south (boarded up) window was badly rotted. Three of the original windows/frames were missing and none of the windows were operable. All the frames had varying degrees of dry rot, so repair was not a viable option. We opened the two boarded windows, replaced



the casing on the south window with pressure treated wood, removed the remaining frames/windows and installed new windows. We were unaware of the requirements of the Historic District, so we chose energy efficient double paned vinyl windows with tempered
Basement Window with Plywood removed.

Project Narrative and Discussion for 535 Douglas Street.

glass, which made the most sense because of the proximity to the ground and concrete and recurrent exposure to moisture. Also, of the 20 windows on the main floor and upstairs, 10 were thought to be original and 10 had been replaced with vinyl, so we thought that vinyl was consistent with prior work on the house.



Finished basement windows, porch, doors and balcony.

2. Removal of the Screened Porch:

The porch when we acquired the house had 2x2 vertical stringers with the screen attached with thin strips of wood. There was significant rot in the wood and there were multiple holes and tears in the screen. The supporting columns appeared to be in good shape. There was also a wooden screen door with multiple problems which we removed. We contemplated replacing the screen, or even installing windows, but thought it looked good as it was. There was no railing on the back stairs, so we built one

Project Narrative and Discussion for 535 Douglas Street.

similar to the original on the front stairs. Dave had commented that this was not compliant with code, but we are still awaiting specific guidance from them.

3. Replacement of Balcony Railing:

The balcony had a parapet wall made from 2x4's and covered with wood siding. There had been repair work using OSB. The walls were very unstable and while removing siding the main wall toppled and fell to the ground. There was significant rot because there was no good protection from water intrusion into the wall. There was also no provision for water drainage from the deck. While driving around the neighborhood, we noticed several houses with deck railing with balusters, which we thought looked very nice, so the railing was built with TREX railing which is a wood/resin composite that is completely impervious to water damage. The deck floor was replaced with exterior plywood and covered with a waterproof deck coating.



Examples of Balcony Rails in the Neighborhood:



Project Narrative and Discussion for 535 Douglas Street.



4. Back Door, Basement Door and Balcony Door Replacement:

The existing back door was some type of insulated metal – likely 1980's vintage. The seal and threshold were damaged, and the door was dirty and worn, so was replaced with a new energy efficient insulated metal door with double pane glass lights. The basement door which is only partially visible from the Douglas Street sidewalk was wood panels that were cracked and heavily worn and may have been original. There was no seal and air flowed around and under the door. This was replaced with an energy efficient insulated metal door with double pane glass. The balcony door was wood, with single pane glass, but was not likely to be original. This was replaced with an energy efficient insulated metal door with double pane glass.



Balcony Door Before



Balcony Door After



Basement Door Before

5. Front Entry Door Replacement:

The existing front door was made of fiberglass with fake wood grain. It was worn without good seals and did not seem to fit with the house, so was replaced with an energy efficient insulated metal door.

Project Narrative and Discussion for 535 Douglas Street.



Basement Door After



Back Door After



Front Door Before



Front Door After.



New Front Door Interior.

6. Replacement of Front Steps and Railings.

The front steps were in very poor repair and had cracks in the stringers and dry rot. They rested on a concrete pad that was cracked and bulging due to roots from a tree to the right of the stairs. The stairs were removed and disassembled so we could use one of the stringers as a template to rebuild the stairs. We doubt that the stairs were original. The tree was removed, and a new concrete landing was poured.

Project Narrative and Discussion for 535 Douglas Street.

New stringers were made from pressure treated wood and the tread and posts were built with cedar. 2x4 rails were installed. On the walk-through with Dave, he noted that the rails were not up to code and also need to deal with the open risers. It is unclear if other things need to be done to the stairs to make them code compliant. We did not like the 2x4's sticking up at the upper end of the stairs to support the rail, so because Dave said we could proceed with work on the rails, we fabricated newel posts on either side of the stairs to support the banisters. We have still not decided if we like them so have not installed permanent rails. We are also still waiting for clarification from the city on other questions about the rails and stairs.



We have an appreciation of history and it's significance. From the start of the project we made every effort to preserve the character of the house even while using more modern materials such as Romex and Pex. We removed a drop ceiling in the kitchen to restore the original 8'8" height. We kept the built in glass door cabinets in the living room and restored them to functionality. We carefully cleaned the original brass door hardware and re-used it where possible. We feel that the new owners of this home will be proud to be part of the Historic District and we are glad that we could contribute just a little to helping to preserve it. Thanks in advance for your understanding. Steve Fiedler.

535 Douglas, Wenatchee, WA

Addendum to Original Project Narrative and Discussion.

September 28, 2021

Proposed Corrections to problems noted on review by Community Development Dept. Staff.

1. Front Steps posts and railings: The front steps were constructed to the same dimensions as the steps that were replaced. It is unclear if these were original. The steps are re-constructed out of cedar with treated lumber stringers. The front posts are 4X4 wood but are covered with Trex fiberglass sleeves. The sleeves can be removed and if needed taller wooden posts can be used. Until we have the permit, the building department hasn't committed to any other changes that might be required to meet current code. (Handrails, balusters or adjusting tread depth, etc.) These items can all be constructed from wood as required.
2. Basement windows: We propose to construct a fence approximately 10' wide and 6' tall to block the view of the north side of the house, thus only two windows would be visible from Idaho and Douglas streets. One of the two is a horizontal sliding window which we would like to replace with a fixed pane vinyl window. (Same as that on the South side). The other 3 windows would not be visible from the street. Please refer to site plan, basement plan and sketch of the fence which accompany this description.
3. Rear steps posts and railings: The rear steps are made of natural stone, concrete and mortar and are thought to be original. We have done minor repairs of the mortar, but otherwise have not altered the steps. The post and rail are painted wood. The building department will likely require a handrail and may require balusters, but we have not been able to get a commitment from them about the details pending issuance of the permit. These will all be built with wood as required to meet code.
4. Balcony Railing: Our first preference would be to keep the completed rail the way it is. (Please refer to the discussion and photos in the originally submitted Project Narrative). If the Historic Board will not approve the railing as is, we would like to use the Trex aluminum post infrastructure and build a wood shell over the posts and attach siding as required. Aluminum is a far superior product as it is rot proof and corrosion resistant. It would be covered so as to not be visible.

I will be unable to attend the upcoming Board Meeting, but I believe my son, Brett Fiedler will be attending to answer any additional questions that might arise.

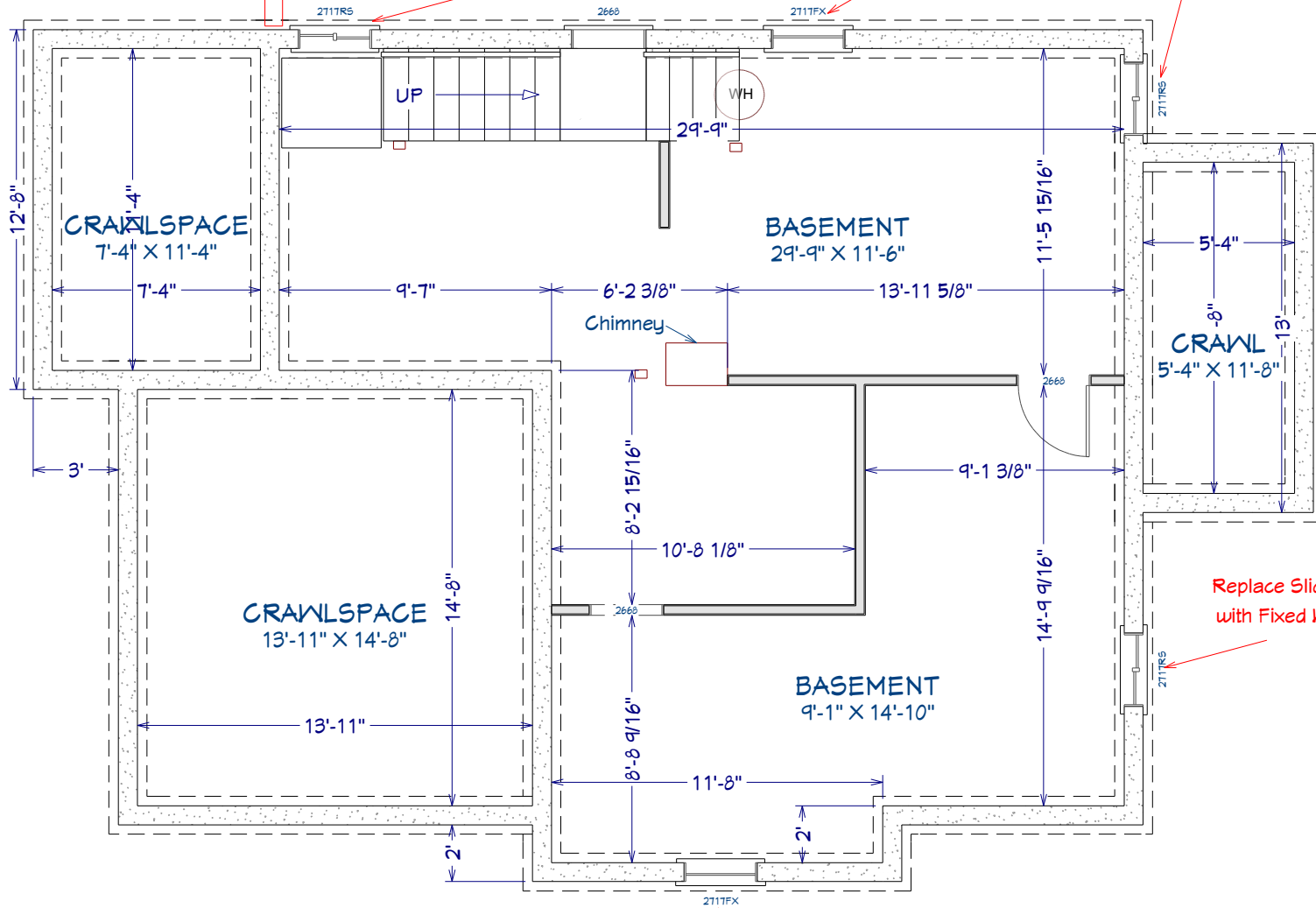
Respectfully,

Stephen Fiedler
Following Seas LLC

Basement Windows

Proposed Fence

3 Basement Windows no longer
Visible From Streets.



Replace Slider
with Fixed Window

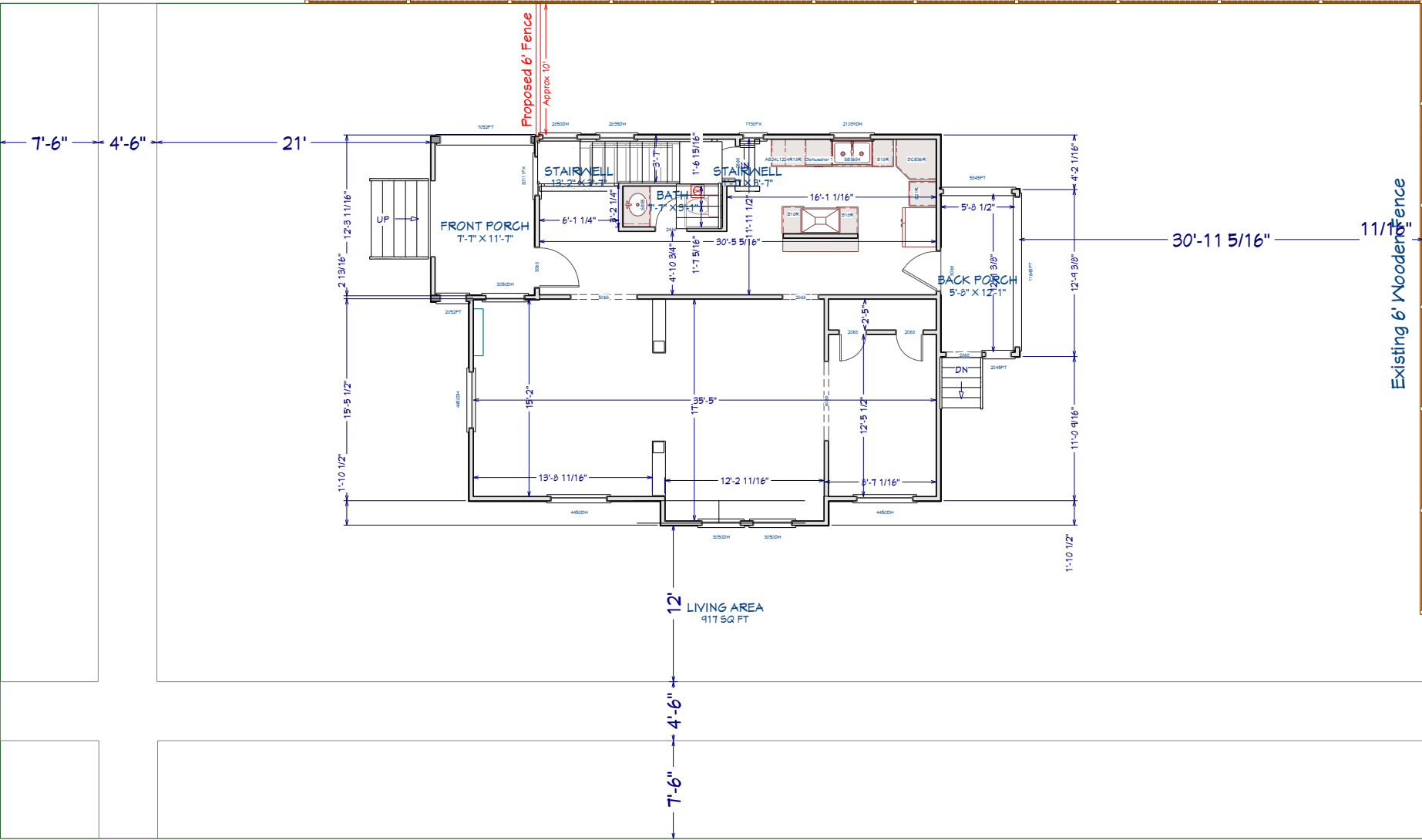
Fixed Window - No Change

Fence Proposal

535 Douglas Street

Douglas Street

Existing 6' Wooden Fence



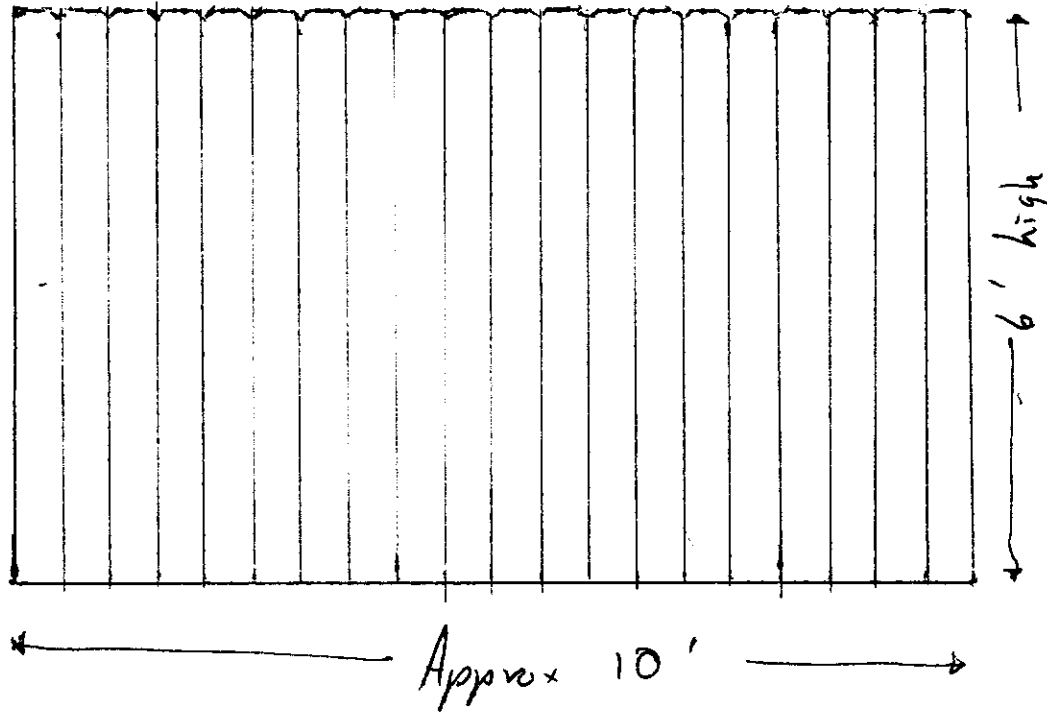
Idaho Street

Existing 6' Wooden Fence

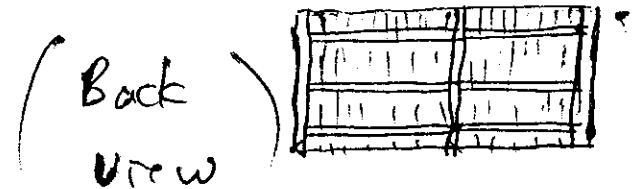
Fence Plan Sketch

Proposed Fence - See Floorplan for location

1x6 Natural Cedar Vertical Planks & 4x4 Posts
and 2x4 wood horizontal supports.



Street View



Attachment B

Inventory Form, 2003

HISTORIC PROPERTY INVENTORY FORM

State of Washington, Department of Community Development
 Office of Archaeology and Historic Preservation
 1063 Capital Way, Suite 106, P.O. Box 48343
 Olympia, WA 98504-8343 (360) 586-3065

IDENTIFICATION SECTION

Field Site No. _____ OAHP No. _____ DATE RECORDED 11-7-01

Site Name: Historic: Charles and Blanche Sheffield House
 Common: Same
 Field Recorder Florence K. Lentz
 Owner's Name: Allen H. Jones
 Address: 501 Idaho
 City/State/Zip Code Wenatchee/WA/98801

LOCATION SECTION

Address 535 Douglas
 City/Town/County/Zip Code Wenatchee, Chelan County, 98801
 Twp. 20 Range 22 1/4 Section 1/4 Section
 Tax No./Parcel No. 2220101590608 Acreage: 0.14
 Quadrangle or map name Wenatchee
 UTM References Zone 10 Easting 702378 Northing 5255098
 Plat/Block/Lot 101/36/ Lots 20-21
 Supplemental Map(s) _____

Status

- Survey/Inventory
- National Register
- State Register
- Determined Not Eligible
- Other (HABS, HAER, NHL)
- Local Designation

Classification

- District
- Site
- Building
- Structure
- Object
- District/Thematic Nomination Theme

District Status

- NR
- SR
- LR
- INV

- Contributing
- Non-Contributing

Photography

Photography Neg. No.
 (Roll No. & Frame No.) 2.24-2.25, 4.7
 View of street facades/alley
 Date 11-7-01

DESCRIPTION SECTION

Materials & Features/Structural Types

Building Type Residential
 Plan rectangular
 Structural System wood frame
 No. of Stories one and one-half

Roof Type

- Gable
- Flat
- Monitor
- Gambrel
- Hip
- Pyramidal
- Shed
- Other (specify) _____

Roof Material

- Wood Shingle
- Composition
- Wood
- Build-Up
- Tile
- Metal (specify) _____
- Other (specify) _____
- Not visible

Foundation

- Log
- Post & Pier
- Stone
- Brick
- Concrete
- Block
- Poured
- Other (specify) _____
- Not visible

Cladding (Exterior Wall Surfaces)

- Log
- Horizontal Wood Siding:
 - Rustic/Drop
 - Wood Shingle
 - Board and Batten
 - Vertical Board
 - Asbestos/Asphalt
- Concrete/Concrete reinforced
- Vinyl/Aluminum Siding

- Stucco
- Clapboard
- Brick
- Stone
- Terra Cotta
- Metal (specify) _____
- Other (specify) _____

High Styles/Forms

- Greek Revival
- Revival/Mediterranean
- Gothic Revival
- Italianate
- Second Empire
- Romanesque Revival
- Stick Style
- Queen Anne
- Shingle Style

- Colonial Revival
- Beaux Arts/Neoclassical
- Chicago/Commercial Style
- American Foursquare
- Mission Revival
- Northwest Style
- Commercial Vernacular
- International Style
- Spanish Colonial

- Tudor Revival
- Craftsman/Arts & Crafts
- Bungalow
- Prairie Style
- Art Deco/Art Modern
- Rustic Style
- Residential Vernacular (below)
- Other (specify) _____

Integrity *Include detailed descriptions in Description of Physical Appearance*

| | Intact | Slight | Moderate | Extensive |
|------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Changes to plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Changes to windows | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Changes to original cladding | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Changes to interior | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other (specify) site | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vernacular House Types

- Gable front
- Gable front and wing
- Side gable
- Cross gable
- Pyramidal/Hipped
- Other (specify) _____

NARRATIVE SECTION

Study Unit Themes

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Politics/Government Law |
| X Architecture/Landscape Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Science & Engineering |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage (specify) | <input type="checkbox"/> Social Movements/Organizations |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Manufacturing/Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Arts | <input type="checkbox"/> Military | <input type="checkbox"/> Study Unit Sub-Theme(s) (specify) |

Statement of Significance:

Date of Construction 1910s

Architect/Engineer/Builder unknown

x In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

x In the opinion of the surveyor, this property is located in a potential historic district (National and/or local)

The house at 535 Douglas Street stands on Block 36 of the Amended Great Northern Plat of Wenatchee, platted in 1892. Some of the earliest residential development in the new plat occurred along Douglas Street. Block 36 was only partially built up with four or five houses in 1905 when the first Sanborn Fire Insurance map of Wenatchee was produced. All of these fronted on Orondo Avenue.

This particular parcel did contain a house and shed by 1909 according to Sanborn maps. But that house was removed and replaced with the current dwelling by 1921. Part of the redevelopment of the lot included another house at the rear oriented toward Idaho Street. That house has now been demolished.

Wenatchee city directories listed Charles and Blanche Sheffield as homeowners in 1914, with Fred and Irwin Sheffield and Walter Fairbanks as renters. In 1925, Fred and Blanche Sheffield remained at this address. Fred Sheffield was again listed in 1931. This continuous family residency makes the Sheffield House one of the few homes in the neighborhood to have enjoyed consistent ownership over its early decades.

This house is a well-maintained and virtually unaltered example of the Craftsman style. The prominent corner lot is also unchanged, except for the obvious removal of the neighboring house to the rear. Together the house and its open grassy site exemplify the look and feel of Douglas Street in the 1910s.

Description of Physical Appearance:

A substantial Craftsman style home with few alterations. Frontal gable with offset gabled porch, sloped shed roof dormer, and one gabled dormer - all with decorative bargeboards and bracketed detail. Wood shingle siding at the upper story level, narrow gauge lapped siding below. Original Craftsman front door, all original one-over-one wood sash with leaded transoms. Rear has original small screened porch with balcony above.

Corner site is unchanged at front, with open yard, perimeter and foundation plantings. Stepped concrete walkway from Douglas St. sidewalk to front porch. Rear of lot was formerly short-platted with second house fronting on Idaho St. That house now removed, leaving lot open and unlandscaped.

Major Bibliographic References:

City of Wenatchee Sewer Cards (2001)

Gellatly, John. A History of Wenatchee: The Apple Capital of the World. Wenatchee, 1963

Hull, Lindley. A History of Central Washington. Spokane, 1929

Sanborn Insurance Maps (1905-1949)

Steele, Richard, ed. An Illustrated History of Stevens, Ferry, Okanogan and Chelan Counties. Spokane: Western Publishing Company, 1904.

Wenatchee Polk Directories (1907, 1909, 1914-15, 1925-26, 1931)

Attachment C

Public Comment Letter

From: [Justin Martinez-Smith](#)
To: [Ruth Traxler](#)
Subject: 535 Douglas Public Comment
Date: Wednesday, September 15, 2021 2:04:23 PM

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've been watching the 535 Douglas renovation over the past months and am pleasantly surprised by the results. While I'm disappointed that the upper windows are not original, after looking through the permit application it seems that a lot of original things in the house had been lost or neglected. The character windows of the first floor still exist, and give the house a great presence. The renovations look to be in keeping with the historic feel of the house and neighborhood. I feel that a good middle ground has been achieved, and while not replaced with exactly similar historic materials, the modern materials that have been chosen are ones that closely align with the character of the house. I am glad that Steve has been able to freshen up and preserve this historic house.

Attachment D

Excerpts from the Grandview Historic District
Preservation Handbook

- When the casement windows are absent, double-hung windows take their place and have an arch incorporated into the upper sash or the trim detailing
- The street windows are usually vertical and independent

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.

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.

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.

Foundations

Intent:

Unique foundation materials, details, and craftsmanship are often found supporting historic structures that contribute to their overall character. Many materials such as stone, brick, and shiplap poured concrete are scarcely found in modern construction due to the cost, labor, and time involved. Many of these original materials will last for decades if properly maintained. It is the intent of this section to preserve original foundations and provide options and guidance where new foundations or repairs are necessary.

Standards:

- 1) Original foundations in sound condition shall be maintained and repaired when possible.

February 13, 2013

- b. original types, sizes, colors, and patterns of roofing materials; and
 - c. original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters or enclosed soffit, fascia and other ornamental details.
- 2) For new structures, traditional roof forms and scale as seen on historic structures in the district of the same architectural style shall be used, such as pitch, gables, ornamental details (chimneys, cornices, parapets, pediments, frieze boards, exposed rafters or enclosed soffit, fascia, etc.), and number and size of dormers. This shall also include the types and patterns of roof materials.
 - 3) Non-historic roof features (skylights, solar units, mechanical and service equipment) shall be placed on the structure so they are not visible from the street.
 - 4) If added, the top of a dormer's roof shall be located below the ridge line of the primary roof. The front fascia of the dormer shall be set back from the eave fascia. The dormer window shall be oriented to the window features below.
 - 5) When not following '1' and '2' above, roof materials shall be architectural composite shingles or other materials that convey a scale and texture similar to that which is traditionally used.

Options and Guidance:

- Modern materials of similar appearance to historic materials may be used for repair and maintenance of the roof when original materials are not reasonably feasible or available. Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and/or replace roofs.

Windows and Doors (visible from the street)

Intent:

Windows and doors are an important and highly visible feature of many historic structures which accentuate the character and architectural style of the house. Original windows and doors reflect a high degree of craftsmanship and quality of materials of the period. Commonly found features of historic windows include divided lights and/or a double sash. In addition,

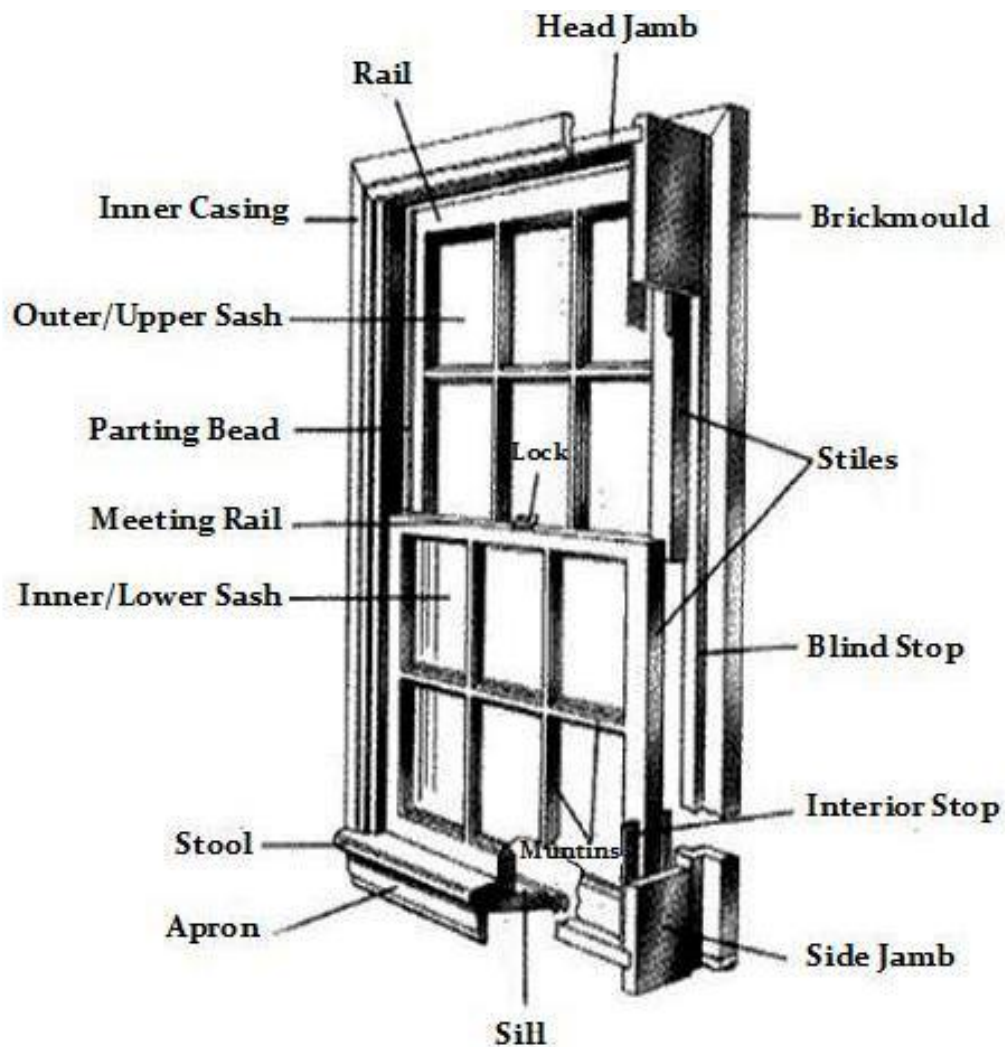
historic windows are predominantly inset from the building face, which creates depth and character - also referred to as “three-dimensionality”.

The intent of this section is to recognize of the importance of the character defining features of historic windows and doors when viewed from the street and to encourage their preservation through maintenance.

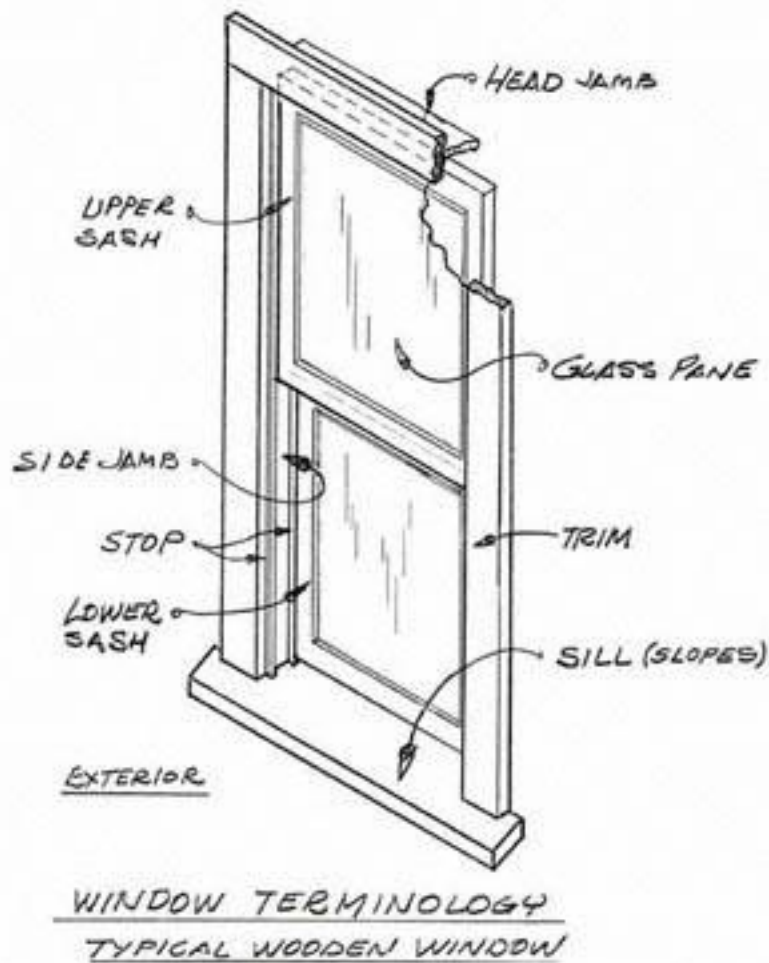
Standards:

- 1) Three-dimensionality shall apply to all windows; for purposes of historic windows, three-dimensionality refers to the setback of the sash from the face of the wall as depicted in the following figure.

Internal Window view



External Window View



- 2) When replacing or renovating windows, windows shall match the size, style, placement, and features of the original windows, including the number and placement of divided lights.
- 3) New windows shall reflect the window patterns seen in the neighborhood and on the existing structure, if applicable. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.
- 4) New or replacement doors shall be consistent with the original door features, size, placement, style, and maintain the appearance from the street.
- 5) If an exact match is not possible or feasible when replacing windows and to avoid irreversible damage, consider and incorporate all of a window's characteristics including

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the window's importance in the facade when selecting a replacement; particularly when using energy efficient windows. The characteristics to retain are the window's frame and finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, thickness, details, and three-dimensionality.

- 6) Horizontal sliding windows shall not be visible from the street.

Options and Guidance:

- 1) Storm windows are an encouraged alternative to replacement of windows.
- 2) Horizontal sliding windows may be placed on the side and rear of the structure when replacement is necessary.
- 3) Awnings over doors and windows are historically seen in the district. A structure featuring awnings may retain and/or replace awnings with similar historically appropriate materials, such as canvas. Plastic or vinyl awnings are discouraged.
- 4) When repair is not feasible, reuse of salvaged doors and windows from other (similarly styled) historic structures is encouraged.
- 5) When replacement is necessary and the original door features, style, and location cannot be maintained or salvaged doors cannot be found, the door location, shape, size and architectural features should still be consistent with those found in the district.
- 6) Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and replace windows, doors, or awnings.

Porches

Intent:

Porches are common features of many 19th- and 20th- Century residential styles. In many residences, the porch is the most distinctive stylistic element of the design. Porches vary greatly, yet create an important relationship between the indoor and outdoor space. Porches, and alternatively porticos, define the entry to the residence. Placement of porches may be symmetrical, asymmetrical, wraparound, courtyard-oriented, or portico. A portico is a small covered walkway supported by columns that leads to the entrance of a building.

Standards:

- 1) Historic topographic features including leveling, terracing, or fill on a lot shall be preserved.

Options and Guidance:

- 1) Landscaping between the sidewalk and front façade should consist at a minimum of natural lawn.
- 2) The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings (rock and gravel) should be minimized.
- 3) Where historic plantings exist, they should be preserved in their original locations. If these features cannot be preserved, they should be relocated or replaced in kind.
- 4) Mature trees and hedges should be preserved whenever possible.
- 5) Where appropriate and feasible, street trees should be planted consistent with that of a similar species and spacing of other street trees in the area, in accordance with the “Streets” section of this Handbook.
- 6) Landscape fixtures and furnishings should be complementary to the district in terms of materials, patterns, colors, sizes, forms, textures, and finishes. Examples include iron benches would be appropriate in relation to a Victorian house, while a Craftsman home would be better complemented with traditional wooden benches. If low garden structures (i.e. water fountains, pergolas, arbors, etc.) are being installed, materials that reflect the palette of the house should be used.
- 7) Artificial plant materials are discouraged.

Fences / Walls / Retaining Walls

Intent:

Front and side yard fences / walls are intended to allow viewing of front yards and buildings from the street and not create a “closed off” feeling to the neighborhood as a whole. Retaining walls should reflect the design and materials of the period.

Standards:

- 1) A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50 percent of the views into the yard. Chain-link, wire and vinyl fences are not allowed; front gates and/or arbors may exceed the 40 inch height requirement.
- 2) A side yard fence shall not exceed 40 inches in height from the front property line to the front façade of the primary structure and shall be of a material consistent with the front yard fence.
- 3) Side yard fences, located to the rear of the front façade may be a maximum of six feet in height.
- 4) Rear yard fences may be a maximum height of six feet and may use wood, chain link, or vinyl.
- 5) Where retaining walls are constructed, they shall be made of brick, poured concrete, or natural rock.

Options and Guidance:

- 1) Consider fence design and materials that complement the style and period of the house, such as wood, iron, brick, or stone.
- 2) Concrete retaining walls should have a finished appearance that does not include impressions from non-decorative plywood forms or ties and anchors.
- 3) Consider repeating patterns or stamped forms for concrete walls and retaining walls.
Example of repeating design / pattern for concrete retaining wall:

