

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
APRIL 6, 2022**

AGENDA

- I. CALL TO ORDER: 5:30 PM**
- II. ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of March 2, 2022
- III. PUBLIC COMMENT PERIOD (10 MINUTES)**

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

None
- V. NEW BUSINESS**
 - A. HP-22-01 – Certificate of Appropriateness – 511 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 5:30 p.m. with the following members in attendance: Jon Campbell, Bob Culp, Holly Lin, and Heather Ostenson. Board members Darlene Baker and Wendy Priest were absent. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Ruth Traxler, Senior Planner; and Mia Bretz, Associate Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of October 6, 2021

Board member Culp moved to approve the minutes from the regular meeting of October 6, 2021. Board member Campbell seconded the motion. The motion carried.

B. Election of Chair and Vice Chair for 2022

Board member Campbell nominated Mark Seman to remain as Chair for 2022. Board member Culp seconded the motion. The motion carried.

Board member Lin nominated Darlene Baker to remain as Vice Chair for 2022. Board member Seman seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Annual Report – Staff Presentation

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

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Mark Seman adjourned the meeting at 6:16 p.m.

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

STAFF REPORT
HP-22-01, 511 DOUGLAS STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 511 Douglas Street
DATE: March 29, 2022

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by the property owner for removal of the planter strip in the public right-of-way adjacent to the property located at 511 Douglas Street. The work was completed without the issuance of a right-of-way permit or Certificate of Appropriateness and includes the removal of the planter strip and replacement of the planting area with poured concrete. 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: Terry Hammond
511 Douglas Street
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 511 Douglas Street and identified by Assessor's Parcel Number 22-20-10-590-620. The legal description for the property is Great Northern Amended Block 36 Lots 32-33, 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 March 21, 2022 and determined complete on March 23, 2022.

History: The house at 511 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 remained undeveloped until the 1910s, possibly as late as 1920. The Sanborn map for 1921 shows a house in its current configuration. The house is identical in footprint to the neighboring house at 505 Douglas Street. By 1929, a small auto garage had been built along the alley, and still remains.

Owner-occupants listed in the 1931 telephone directory at this address are Ernest and Paula Burdick. Henry R. Hobson was a renter.

With the exception of its added driveway off Douglas Street, this property provides another good example of traditional neighborhood site design – sloped open lawn, concrete steps and walkway to house, and limited foundation plantings. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: It is a craftsman style house identical in plan to its neighbor at 505 Douglas Street, this one with a frontal gable roof and shed roof dormer to the side. Offset shed roof front porch with low gablet over entry. Narrow gauge lapped siding, wood shingles in the main gable. Carport appended to one side. Most original one-over-one light sash in place, with one front picture window converted to vertical vinyl sliders.

The site is nearly intact, with sloped and open front yard, stepped concrete walkway to porch, a few mature evergreen shrubs and one large birch tree. Wrought iron fence railings at steps and porch. Driveway inserted along northeast side of property leading from Douglas St. to carport. Wood fencing and arborvitae hedge along alley. The 1920s wood garage sided with rustic still fronts onto alley. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Photos (2003):



Front of residence (2003)



Detached garage (2003)

Background: On March 16, 2022, City of Wenatchee Code Compliance Officer Eric Mudgett identified and took photographs of ongoing work in the public right-of-way, adjacent to 511 Douglas Street (Attachment B). The photographs showed that the planter strips had been replaced with concrete. Officer Mudgett informed Planning and Engineering staff, who then contacted the property owner, Mr. Hammond. Staff informed Mr. Hammond that any work in the right-of-way requires a right-of-way permit, and that removal of the planter strips in the Grandview Historic District requires review and approval by the Historic Preservation Board (WCC Section 10.40.060(5)(i)). In discussions with staff, Mr. Hammond acknowledged that he was aware of the Grandview Historic District and that he did the work without the benefit of a right-of-way permit or a Certificate of Appropriateness. Mr. Hammond submitted the application for a Certificate of Appropriateness on March 21, 2022 (Attachment A).

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on April 6, 2022 was posted on the subject property and mailed to surrounding property owners on March 23, 2022 and was published in the newspaper on March 24, 2022 in accordance with the requirements of Title 13, Wenatchee City Code (WCC).

No public comment letters have been received as of the writing of this report. Staff received one phone call from a neighboring property owner, stating their opposition to the application.

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 Street. 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(5)

- (i) Permanent removal of planter strips and/or street trees without replacement, unless determined by the city engineer that removal addresses a safety problem.

Staff Analysis: The application identifies work that includes removal of the planter strip without replacement. The City's Engineering Division has determined that the removal does not address a safety problem (Attachment C). This action is subject to board review and a review and hearing have been scheduled for April 6, 2022. 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 March 21, 2022. The notice of application and public hearing was distributed on March 23, 2022. The staff report has been made available for review seven days prior to the public hearing, on March 29, 2022. The Historic Preservation Board is scheduled to hold a public hearing on April 6, 2022.

Grandview Historic District Preservation Handbook

Streets, Intent: Many of the streets in the District have unique characteristics not found in today's developments. For example, some of the streets are concrete, many are very narrow, some have mature street trees and or planter strips between the curb and sidewalk and the streets are generally connected in a grid pattern. The pattern of streets is a very significant organizing element in residential neighborhoods. Preservation of these unique features is desired and should be considered in the maintenance of streets. Whenever possible, efforts should be made to mitigate changes in appearance of streets to replicate the historic look. The underlying goal of the Grandview Historic District is to maintain the historic appearance from the street. Thus it is critical that the historic appearance of the street itself is also maintained.

Streets, Standards:

- 1) Any new street construction or reconstruction shall match existing characteristics of the street or surrounding streets in terms of width, function, and look.
- 2) Traffic calming features shall be historic in type to add to the look and feel of the neighborhood.
- 3) Any geometric reconfiguration of streets including traffic calming and street reconstruction shall obtain approval from the Historic Preservation Board.
- 4) The adjoining property owner is responsible for maintenance of street trees. Replacement of street trees with new trees consistent with the City Tree Ordinance is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal without replacement of street trees shall require approval of the Historic Preservation Board unless the City Engineer determines that permanent removal of the tree addresses a safety problem.
- 5) The adjoining property owner is responsible for planter strips. Replacement of planter strips with grass or shrubs is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal of planter strips shall require approval of the Historic Preservation Board unless the City Engineer determines that removal addresses a safety problem.

Streets, Options and Guidance:

- 1) It is recognized that streets, just like homes, require maintenance to preserve the District. Maintenance of streets may require upgrades to current safety standards. Any upgrades should be accomplished in a manner consistent with the appearance of the neighborhood.
- 2) Traffic calming devices may be used to improve the livability of a neighborhood. They should be designed to have the least amount of impact on the street pattern. Traffic calming utilizing narrow streets is encouraged and is consistent with many streets in

the District. Use of landscaping in conjunction with traffic calming devices is also encouraged.

- 3) Street trees are an important characteristic of the majority of streets in the District. Street tree maintenance is the responsibility of the adjoining property owners in the residential areas of town. It is recognized that street trees need replacing over time. Replacement trees should be located in the same location; however, they may be moved to accommodate safety, driveways, and to improve the overall look of the street.
- 4) Some of the planter strips and street trees have been removed in the past. Restoration of planter strips and street trees is encouraged to help improve the overall look of the neighborhood.

Staff Analysis of the Handbook Street Standards, Options, and Guidance: The introduction to the Handbook emphasizes the importance of preserving the character-defining features of properties and structures, as visible from the street. These features include the street itself, as well as the adjacent planter strip and sidewalk. The pattern of these street features makes a significant contribution to the historic look of the Grandview neighborhood.

The inventory form for 511 Douglas Street notes the “traditional neighborhood site design,” with the exception of the driveway added from Douglas Street (Attachment D). The original home was accessed from the alley and the driveway was added at a later date. Along the street, there were two planter strips separated by a concrete walkway leading to the steps and porch. The planter strips were previously planted with grass and it is likely that at one time there were street trees. This application documents the removal of the planter strips, and associated landscaping, and replacement with poured concrete.

The Handbook does not provide any standards or guidance to support the removal of planter strips, “unless the City Engineer determines that removal addresses a safety problem.” In this case, the Engineering Division has documented that there is no evidence of a safety problem that is addressed by removal of the planter strip adjacent to 511 Douglas Street.

Staff has determined that the removal of the planter strip and replacement with concrete is not supported by the Handbook. Further, there is no record or precedent of the Board approving the removal of any other planter strip in the Grandview District. The Handbook acknowledges that other planter strips have been removed in the past, and recommends that they are restored.

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 inconsistent with the relevant elements of the Comprehensive Plan. The property owner completed the identified work without consulting appropriate staff, and without issuance of any permit or Certificate of Appropriateness, and the work identified in the application is in conflict with the standards, options, and guidance provided in the Grandview Historic District Preservation Handbook.

V. RECOMMENDATION

Draft Motion: I move to recommend denial of HP-22-01, a Certificate of Appropriateness for 511 Douglas Street based upon the findings of fact, conclusions of law, and conditions contained within the March 29, 2022 staff report.

Suggested Findings of Fact:

1. The subject property is located at 511 Douglas Street, Wenatchee, WA and is respectively identified as Assessor Parcel Number 22-20-10-590-608.
2. The applicant/owner is Terry Hammond.
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 March 21, 2022.
6. The application and supporting materials do identify the work to be accomplished and request a Certificate of Appropriateness.
7. The owner requests approval of removal of the planter strip and replacement of the planting area with poured concrete.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
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 April 6, 2022, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
11. The work was completed without the issuance of a Certificate of Appropriateness by the Historic Preservation Board, per WCC 2.36.140, Effects of listing on the register.
12. The work is not consistent with the Grandview Historic District Preservation Handbook because the removal of the planter strips adversely impacts the historic character of the property as visible from the street. The Handbook does not provide any standards or guidance to support the removal of planter strips, “unless the City Engineer determines that removal addresses a safety problem.” In this case, the Engineering Division has documented that there is no evidence of a safety problem that is addressed by removal of the planter strip adjacent to 511 Douglas Street.
13. 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 application is not consistent with the Wenatchee Urban Area Comprehensive Plan because the proposal or diminishes the historic qualities of the property and the street. The work identified in the application is in conflict with the standards, options, and guidance provided in the Grandview Historic District Preservation Handbook.
14. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal adversely alters the historic stylistic and architectural features of the subject property.

3. The application is not 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 not 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:

1. The application shall be remanded back to City of Wenatchee staff to obtain a right-of-way permit, within 30 days, for the removal of the concrete and restoration of the planting areas, consistent with the requirements of the Wenatchee City Code and the Grandview Historic District Preservation Handbook.

Attachments:

- A. Application Materials, March 21, 2022
- B. Code Compliance email, March 16, 2022
- C. Engineering Division email, March 29, 2022
- D. Inventory Form, 2003

Attachment A

Application Materials, March 21, 2022



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): _____

Building/Property Address: 511 Douglas St.

Property Owner's Name(s): Terry Hammond

Mailing Address: 511 Douglas St.

Contact No.: 509 393-1737 E-mail Address: terryhammond47@gmail.com

Applicant Name (if different from owner): _____

Mailing Address: _____

Contact No.: _____ E-mail Address: _____

Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- Exterior remodeling
- Interior remodeling
- Change of use
- New construction
- Demolition
- Relocation
- Signs/awning/lighting

Estimated cost of proposed work:

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: Terry Hammond Date: 3/20/2022

March 20, 2022
Wenatchee City Planning
Grandview District Board
Ruth Traxler

Having lived at 511 Douglas St. continuously since 1977 I have unsuccessfully fought the maintenance of the 35' x 7' parking strip between the curb and sidewalk for all 45 years. I have never been able to adequately water said strip and have gone through two resodding efforts and jerryrigged sprinkler system attempts ranging from dragging hoses to installation of a couple inground sprinklers tied into my 8 station system.....to no avail. The strip has always been a ratty eyesore on which I finally gave up. I took out all the dead sod a year ago and it has been sitting as bare dirt until last Tuesday March 15th when I contracted to have it tastefully covered with concrete.

I wasn't sure if this was out of bounds as it pertains to Grandview guidelines but having driven around the blocks containing the other 140 homes within the District I saw many strips concreted just like mine. (Emerson St., between Idaho and Washington, has nearly EVERY parking strip filled with concrete). Still others have totally ignored maintaining their strip or they have been filled with rock or other things that are out of compliance with the current limiting approval of ONLY grass or shrubs.

I own the mistake of not seeking approval for my project through appropriate channels and , for that, I am sorry. If I am forced to endure the "nuclear option" of busting it up for removal to the tune of another \$1000 on top of the nearly \$2000 I've already spent that will pose a significant financial hardship on a 75 year old Senior on a fixed income beside the fact that it would be a destruction of one of the most attractive parking strip treatments on my block. To play the environmental card I would point out that pouring copious amounts of water onto these strips is a waste of precious water resources, especially when my 100 year old City water service with its relatively low pressure and volume has a tough time keeping up with my domestic and irrigation needs.

Before deciding my case come take a look at my strip and then take a tour around the other 140 houses for context because, frankly, with possibly one half of the homes in the District out of compliance with the present guidelines I fail to see the rationale for "preserving" a look that is not uniformly observed. Extending that logic I feel I am being singled out for seeking to improve the quality and ease of maintenance of the parking strip.

That's my defense and I hope someone will drop by for a face to face dialogue to further address next steps.

Respectfully,

Terry Hammond



Attachment B

Code Compliance email, March 16, 2022

From: [Eric Mudgett](#)
To: [Stephen Neuenschwander](#); [Ruth Traxler](#)
Subject: 511 Douglas
Date: Wednesday, March 16, 2022 11:42:36 AM
Attachments: [image001.png](#)

511 Douglas, which is in the Grandview Historic District has put concrete in the planter strip. Is that allowed there?





Eric Mudgett
Code Compliance Officer/Building Inspector
Community Development Department
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
Telephone: (509) 888-3269
Web: www.wenatcheewa.gov

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Attachment C

Engineering Division email, March 29, 2022

From: [Donald Nelson](#)
To: [Ruth Traxler](#); [Emma Honeycutt](#)
Cc: [Eric Mudgett](#); [Stephen Neuenschwander](#)
Subject: RE: 511 Douglas
Date: Tuesday, March 29, 2022 12:03:42 PM
Attachments: [image001.png](#)

Greetings,

There is no evidence of a safety problem. No request was made for involvement by the city Engineer prior to paving, nor any application for permit to work in the right-of-way to pave the planter strip at 511 Douglas.

To answer the second query below, our records don't allow us to go into that level of detail on historical right-of-way permits.

Regards,

Donald Nelson, P.E.

**Development Review Engineer
Engineering Division,
Public Works Department**



1350 McKittrick St • Wenatchee, WA 98801

Mail: PO Box 519, Wenatchee, WA 98807-0519

Telephone: (509) 888-3255 • Fax: (509) 888-3201

Email: DNelson@WenatcheeWA.gov City of Wenatchee Web: www.wenatcheewa.gov

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Attachment D

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. _____ OAHF No. _____ DATE RECORDED 11-7-01

Site Name: Historic:
Common: _____ Same
Field Recorder Florence K. Lentz
Owner's Name: Terry E. Hammond
Address: 511 Douglas
City/State/Zip Code Wenatchee/WA/98801

LOCATION SECTION

Address 511 Douglas
City/Town/County/Zip Code Wenatchee, Chelan County, 98801
Twp. 20 Range 22 1/4 Section 1/4 Section
Tax No./Parcel No. 222010590620 Acreage: 0.14
Quadrangle or map name Wenatchee
UTM References Zone 10 Easting 702429 Northing 5255172
Plat/Block/Lot 101/36/Lots 32-33
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

Photography
 Contributing
 Non-Contributing
 Photography Neg. No. _____
 (Roll No. & Frame No.) 2.34-2.35
 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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

- 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 511 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 remained undeveloped until the 1910s, possibly as late as 1920. The Sanborn map for 1921 shows a house in its current configuration. The house is identical in footprint to the neighboring house at 505 Douglas. By 1929, a small auto garage had been built along the alley, and still remains.

Owner-occupants listed in the 1931 telephone directory at this address are Ernest and Paula Burdick. Henry R. Hobson was a renter.

With the exception of its added driveway off Douglas Street, this property provides another good example of traditional neighborhood site design – sloped open lawn, concrete steps and walkway to house, and limited foundation plantings.

Description of Physical Appearance:

Craftsman style house identical in plan to its neighbor at 505 Douglas St., this one with a frontal gable roof and shed roof dormer to the side. Offset shed roof front porch with low gable over entry. Narrow gauge lapped siding, wood shingles in the main gable. Carport appended to one side. Most original one-over-one light sash in place, with one front picture window converted to vertical vinyl sliders.

Site is nearly intact, with sloped and open front yard, stepped concrete walkway to porch, a few mature evergreen shrubs and one large birch tree. Wrought iron fence railings at steps and porch. Driveway inserted along northeast side of property leading from Douglas St. to carport. Wood fencing and arbor vitae hedge along alley. 1920s wood garage sided with rustic still fronts onto alley.

Major Bibliographic References:

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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)