

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
April 5, 2023

AGENDA

- I. CALL TO ORDER: 5:30 PM
- II. ADMINISTRATIVE AFFAIRS
 - A. Approval of the minutes from the regular meeting of March 1, 2023
- III. PUBLIC COMMENT PERIOD (10 MINUTES)
Comment for any matters not identified on the agenda.
- IV. OLD BUSINESS
 - A. CLG Grant Application
- V. NEW BUSINESS
 - A. Public Hearing: HP-22-09 – Certificate of Appropriateness (619 Idaho Street)
 - B. Public Hearing: HP-23-01 – Certificate of Appropriateness (930 Idaho Street)
 - C. Workshop: 20 S Miller
- VI. OTHER
- VII. ADJOURNMENT

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 98368#. If you have questions about participating in the meeting, please contact Kirsten Larsen, Senior Planner, at klarsen@wenatcheewa.gov or (509) 888-3249.

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

The meeting was called to order at 5:30 p.m. with the following members in attendance: Jon Campbell, Mark Seman, Bob Culp, Heather Ostenson, and Holly Lin. City Planning staff was represented by Kirsten Larsen, Senior Planner; Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of January 4, 2023.

Board member Jon Campbell moved to approve the minutes from the regular meeting of January 4, 2023. Board member Mark 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. Kirsten Larsen gave a presentation of potential ideas for 2023 CLG Grant Application and ideas to discuss. Board members discussed ideas including mid-century modern survey, building plaques, and workshop for exterior features. The board requested more information for pursuing the mid-century modern survey.

VI. OTHER

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:37 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Eva Osburn, Administrative Assistant

STAFF REPORT
HP-22-09, 619 IDAHO STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 619 Idaho Street
DATE: March 29, 2023

I. SUMMARY OF REQUEST

Description of Request:

An application was submitted for a Certificate of Appropriateness to replace two street-facing doors at 619 Idaho Street. The front doors were replaced during a previous remodel as they were damaged beyond repair. The doors that were put in do not match the architectural style of the property. The proposed doors will be crafted to mimic the look of the original doors and made from a solid wood slab. The property is identified as contributing within the Grandview Historic District. Application materials are attached as Attachment A.

II. GENERAL INFORMATION

Owner: Sherne-Marie McMillan
619 Idaho Street
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 619 Idaho Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-590-650. The legal description for the property is Lots 20 & 21, Block 37, Amended Great Northern Plat of Wenatchee.

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

Comprehensive Plan Designation: RM and GHD.

Application Date: An application for the Certificate of Appropriateness was received by the city on December 15, 2022 with revised materials received March 3, 2023.

History: The house at 525 King and 615-617 Idaho Street (now 619 Idaho Street) stands on Block 37 of the Amended Great Northern Plat of Wenatchee, platted in 1892. Block 37 was still entirely undeveloped in 1905, when the first Sanborn Fire Insurance map of Wenatchee was produced. By 1909, only six homes had been built on the block.

This particular lot was not developed until the 1920s. The Sanborn map of 1929 shows a house fronting on King Street, with an auto garage in the northeast corner of the lot on the alley. No exterior changes to the floor plan of the house or garage were made through 1949.

Apparently converted to multi-family use at a relatively early date, this property illustrates the established and continuing pattern of multiple unit rental housing in this neighborhood. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: A single-story residence in a restrained Tudor Revival style, with earlier bungalow details. Originally fronted on King Street, but now a triplex with two entryways on Idaho Street. Gable and hipped roof configurations, with flared eaves. Early composition shingle roofing in a diamond pattern with metal capping at the ridgeline. Stucco cladding. Prominent exterior chimney, also stucco.

Assorted window types, including some multi-paned casements. One segmental arch doorway, and one round arch doorway with gabled entry porch, both fronting on Idaho.

Corner site is enclosed with chain link fencing. Landscape materials relatively recent. At rear facing Idaho Street is large wood carport attached to small gable roofed garage with recent metal tilt-up door. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

III. NOTICE AND PUBLIC COMMENT

Notice of application and the April 5, 2023 hearing before the Wenatchee Historic Preservation Board was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES AND STANDARDS

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 Idaho 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.

- (c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.

Staff Analysis: The proposed work is to replace two exterior doors visible from the public street. The original doors were damaged and cannot be replaced in kind and requiring Historic Preservation Board approval.

Grandview Historic District Preservation Handbook

General Intent: Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure's architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

General Standards:

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.
- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.

- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.
- 7) Do not introduce features of a new architectural style that does not exist in the district.

General Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
 - a. Demonstrate durability in this climate,
 - b. Have the ability to be repaired under reasonable conditions, and
 - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
 - a. Eliminate the property from the opportunity to receive Special Valuation,
 - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
 - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

Staff Analysis: The proposed front doors will be crafted from solid wood slabs and shaped to fit the existing door jambs. It is unknown at this time if the door jambs will need to be replaced. The applicant/owner is proposing to first attempt to utilize the existing door frames and if necessary replace to match. The original doors both had windows which were unique in shape. The applicant/owner is proposing to match this missing feature by adding trim to mimic the original window shape.

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.

Windows and Doors 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 and depicted in the following figure.
- 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 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

Windows and Doors 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.

Staff Analysis: The applicant/owner is proposing to first attempt to utilize the existing door frames and if necessary replace to match. The shape, size and placement of the doors will remain the same as the original doors.

The original doors both had windows which were unique in shape. The applicant/owner is proposing to match this missing feature by adding trim to mimic the original window shape.

The applicant is proposing to finish the doors in a mahogany stained which will provide a similar appearance to the original front doors when viewed from the street.

WCC Section 13.09.010, Application review criteria. Review of an application and proposed development shall be governed by and be consistent with the fundamental land use planning policies and choices which have been made in the city's adopted comprehensive plans and development regulations.

Staff Analysis: The analysis provided herein demonstrates the application's consistency with the Wenatchee Urban Area Comprehensive Plan, the Wenatchee City Code, and the Grandview Historic District Preservation Handbook.

WCC Section 13.09.050, Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the historic preservation board or the hearing examiner. This type of review includes, but is not limited to, the following:

(g) Certificates of appropriateness or waivers.

Staff Analysis: All procedural requirements of Type III quasi-judicial reviews have been satisfied. A complete application was received on December 15, 2022 with revised materials received March 3, 2023. The notice of application and public hearing was distributed on March 21, 2023. The staff report has been made available for review seven days prior to the public hearing, on March 29, 2023. The Historic Preservation, Board is scheduled to hold a public hearing on April 5, 2023.

Wenatchee Urban Area Comprehensive Plan Policies

CULTURAL AND HISTORIC RESOURCES ELEMENT, HISTORIC PRESERVATION – Preserve, maintain and honor the city's significant historic resources.

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

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

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

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

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

Staff Analysis: The proposed application is consistent with the relevant elements of the Comprehensive Plan. The work identified in the application implements the standards and guidance provided in the Grandview Historic District Preservation Handbook. The replacement of the non-historic front doors with a historically appropriate material and trim to mimic the original look is consistent with the standards and guidance for the Grandview Historic District. The project demonstrates private reinvestment by the property owner into the neighborhood.

V. RECOMMENDATION

Staff is recommending approval and issuance of the Certificate of Appropriateness based on the application materials of record, staff analysis of applicable code and policies, and suggested conditions of approval. Proposed findings of fact and conclusions of law in support of this recommendation are identified below.

Suggested Findings of Fact:

1. The subject property is located at 619 Idaho Street, Wenatchee, WA; identified as Assessor's Parcel No. 22-20-10-590-650
2. The applicant/owner is Sherne-Marie McMillan.
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 December 15, 2022 with revised materials received March 3, 2023.
6. The application and supporting materials identify the work to be accomplished and request a Certificate of Appropriateness.
7. The owner is proposing to make exterior alterations to the subject residence, including replacement of two front doors that were damaged beyond repair.
8. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
9. On April 5, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
10. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources".
 - a. Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

- b. Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.
- 11. The proposed project will not negatively impact the district or surrounding properties.
- 12. The proposed construction meets the intent of the district and standards.
- 13. The property is listed as a contributing, historic structure in the Grandview Historic District.
- 14. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
- 15. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

- 1. The Historic Preservation Board has been granted authority to render this Decision.
- 2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property as may be visible to the surrounding properties or the District and provides for the reasonable use of the property.
- 3. The application is consistent with intent and purpose of the Grandview Historic District Preservation Handbook.
- 4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
- 5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

- 1. The project application shall proceed consistent with this staff report and the plans submitted on December 15, 2022, revised materials received March 3, 2023 as attached to the staff report dated March 29, 2023. 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.

Draft Motion: I move to recommend approval of HP-22-09, a Certificate of Appropriateness for 619 Idaho Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the March 29, 2023 staff report.

Attachments:

- A. Application materials

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: 619 Idaho St
 Property Owner's Name(s): Sherne-mare McMillan
 Mailing Address: 619 Idaho St
 Contact No.: 458-836-8216 E-mail Address: SHERNEMARSEMCMILLAN@GMAIL.COM
 Applicant Name (if different from owner): _____
 Mailing Address: 6
 Contact No.: _____ E-mail Address: _____

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Exterior remodeling | <input type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Signs/awning/lighting | <input checked="" type="checkbox"/> <u>Replacing doors</u> | |

Estimated cost of proposed work: 10,000

Application Requirement Checklist

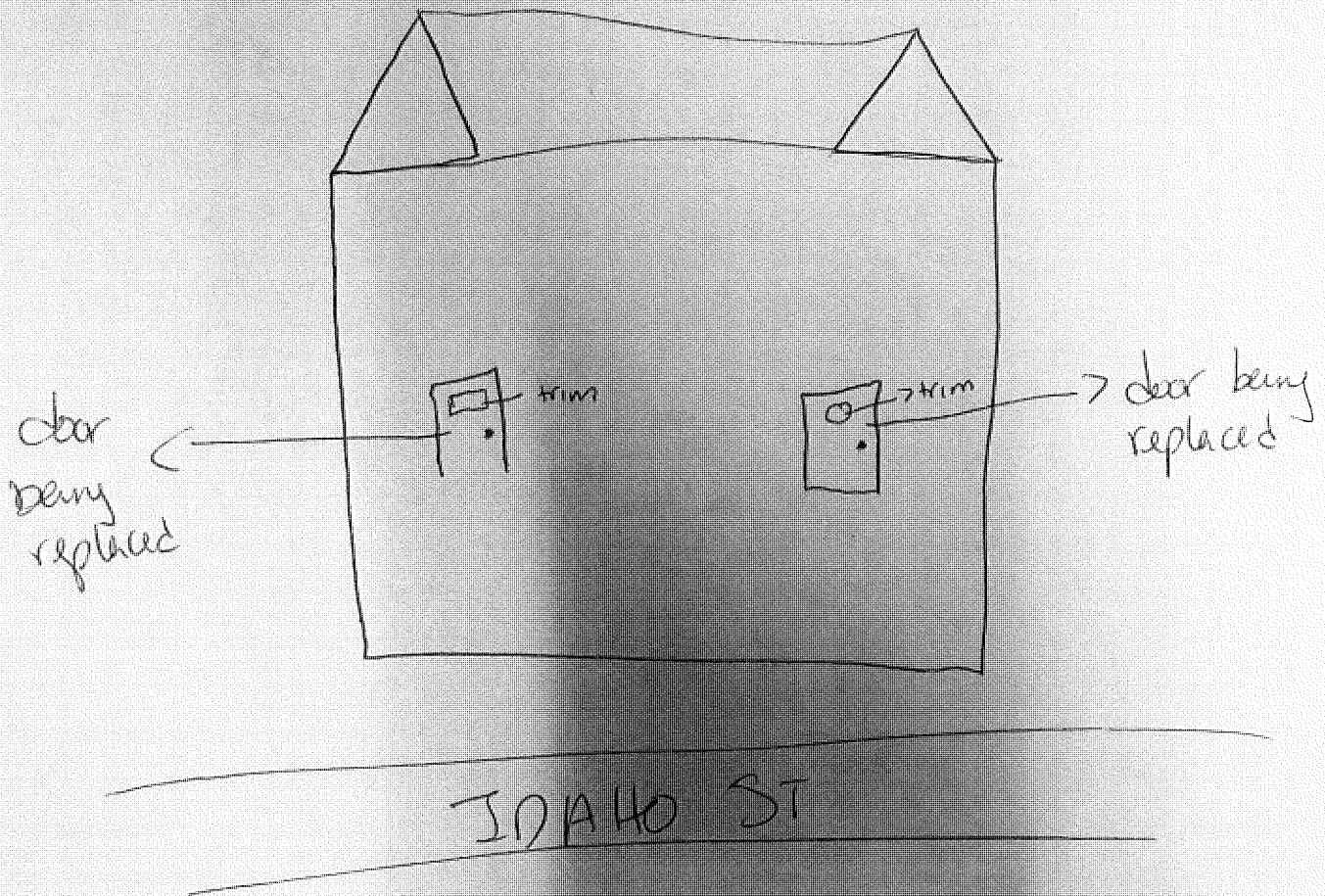
- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as 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. sent in with application for special valuation
- 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 6:30 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: *Sherne-mare McMillan* Date: 12/15/22

I will be replacing the two front doors that are facing Idaho st. because they were kicked in by police and are no longer functional. They were being held together by 2 2x4. The doors will be replaced with a wood like mahogany finish. The window features will be mimicked with trim.



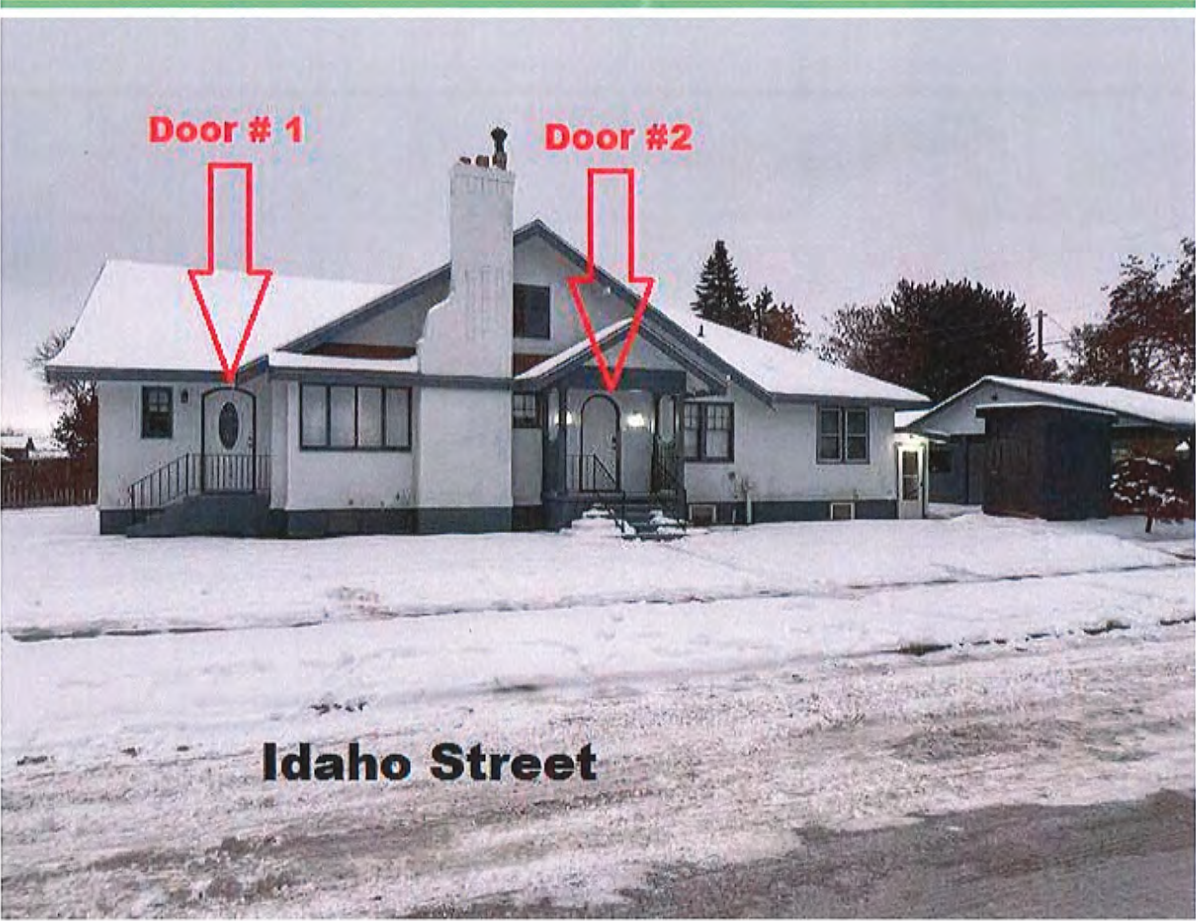
619 Idaho Door Replacement

03 March 2023

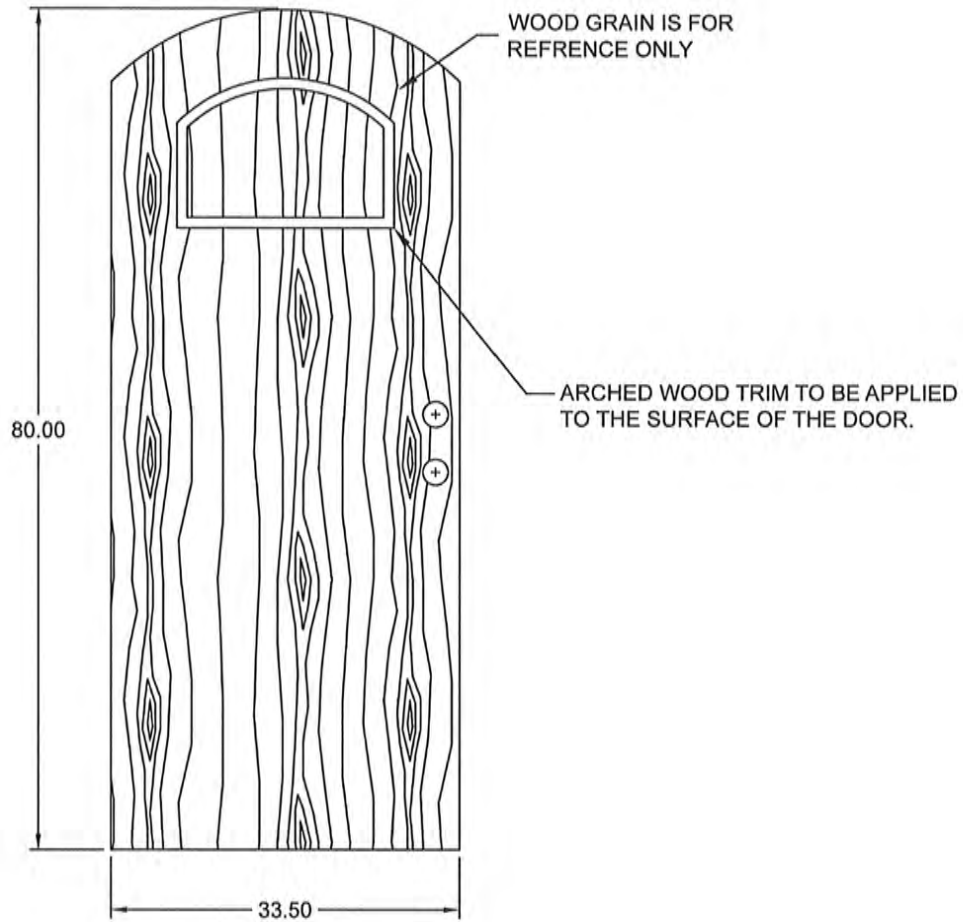
OVERVIEW

This project aims to restore the historical integrity of the house located at 619 Idaho street by replacing the two street-facing doors. The current doors will be replaced with solid-core wood in the Tudor and Bungalow architectural styles. The new doors will be sourced from a local lumber yard as blank slabs of wood then modified to achieve the appropriate curvature to fit the entryway. Both doors' thicknesses will be 1 ½ inches and the height at the apex of both arched doors will be 80 inches. Door # 1 measures 36 inches wide and door # 2 measures 33 ½ inches wide.

At this time it is unknown if a new frame will need to be constructed in order to allow the doors to function properly. Should that be the case a new frame will be crafted to accept the door. The doors will be stained with rich mahogany and coated with weather-resistant polyurethane. The hardware for the two doors will also be consistent with the aforementioned architectural styles. Both doors originally had windows, however, for this project, we will mimic the windows with the use of trim.

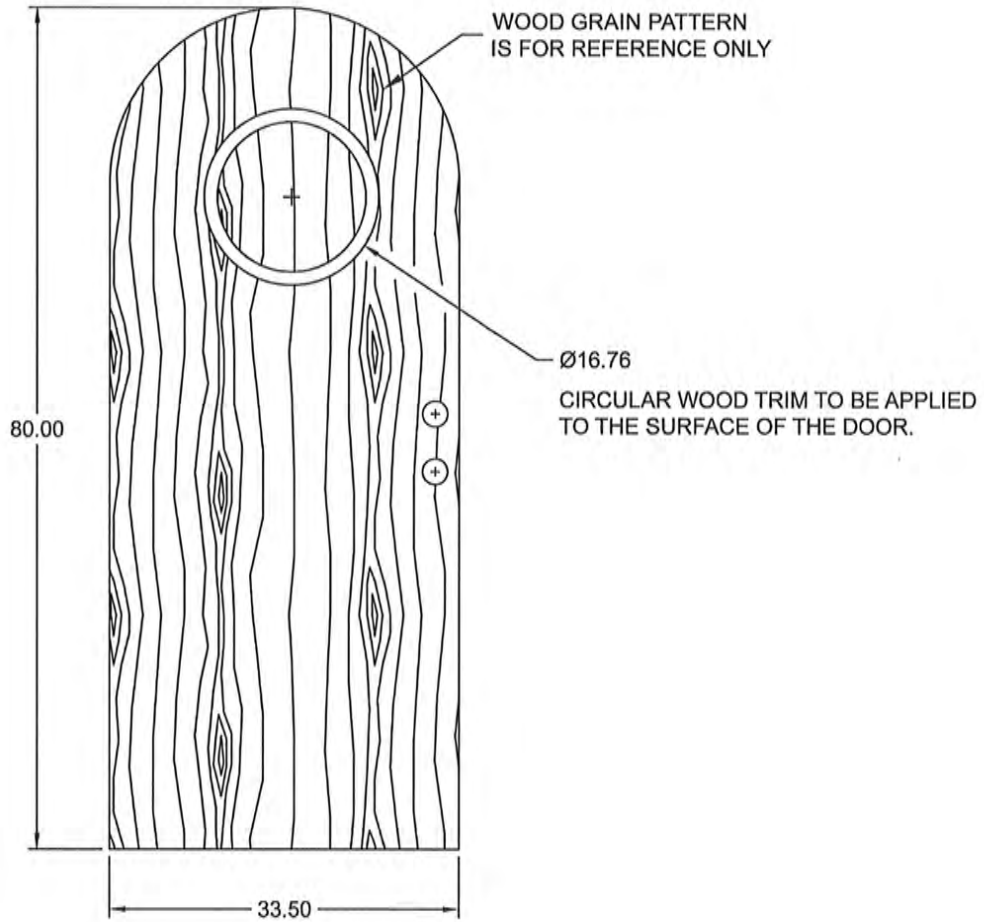


Door #1 Prposal



619 IDAHO STREET
WENATCHEE, WA
DOOR #1

Door #2 Proposal



619 IDAHO STREET
WENATCHEE, WA
DOOR #2

STAFF REPORT
HP-23-01, 930 IDAHO STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 930 Idaho Street
DATE: March 29, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness for exterior modifications at 930 Idaho Street and requesting alternative compliance pursuant to WCC Section 10.40.060(6). The proposed work will include replacing the existing front picture windows with fiberglass windows in the same size, replacing the front door and sidelights to a style with a fiberglass door and sidelights. Other proposed work includes adding shutters and window boxes back to the front of the house.

The application also identifies two proposed egress windows on the sides of the house that will not be visible from the street that are typically reviewed administratively for a Certificate of Appropriateness; and painting which does not require a Certificate of Appropriateness. Additional details regarding the request are available as a part of the application materials (Attachment A).

II. GENERAL INFORMATION

Applicant/Owner: Caleb and Maggie Ambrose
47 Lamb Lane
Whitefish, MT 59937

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 930 Idaho Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-540. The legal description for the property is Grandview to Wenatchee Blk 66, Lot 17, 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 15, 2023 and determined complete on March 15, 2023.

History: The house at 930 Idaho Street stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and '50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.

This particular parcel was developed by 1928. It appears on Sanborn insurance maps for that year in its current configuration with a small garage on the alley.

R.L. Polk city directories list Bert W. and Ella E. Ludington at this address. Bert was affiliated with the Wenatchee Furniture Co., was vice-president of the Wenatchee Savings & Loan Association, and vice-president of the Wenatchee Chamber of Commerce. The Ludington's remained at this address through 1940.

This house is significant for its association with the Ludington family, active in Wenatchee commerce. It is also an interesting and relatively unaltered example of a Colonial Revival cottage. With further research, it may prove eligible for local and/or national register designation. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: A single-story pyramidal roofed dwelling with distinctive eyebrow dormers at front and rear. Broken pediment hood with gable returns and columns at front entry. Front door has sidelights of glass brick. Picture window replacements with shutters at front. Stucco cladding throughout.

Open front yard with foundation plantings. Original concrete path to curved concrete steps and brick trimmed stoop. Pyramidal roofed garage with shake roof and stucco cladding at rear, accessed from alley. Back yard divided by early concrete block fence, with graveled parking area toward alley. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Property Inventory Form Photos:



Front of residence (2003)



Rear of residence and garage (2003)

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES, STANDARDS, 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 proposed door, sidelights, and picture window replacement, as described in the application, are visible from Idaho 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.

- (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: This application is for exterior work visible from a public street and a request for alternative compliance, both of which require review and approval by the Historic Preservation Board. The proposed work includes replacing the existing front picture windows with fiberglass windows in the same size, replacing the front door and glass blocks with a fiberglass door and sidelights. The applicant/owner is requesting alternative compliance in proposing to use an alternative material to wood with fiberglass.

Other proposed work includes adding shutters and window boxes back to the front of the house, and two egress windows on the sides of the house that will not be visible from the street. The proposed egress windows on the sides of the house will not be visible from the public street. The applicant/owner did not provide sufficient window details for the egress windows as part of the application. Staff will not be reviewing or making a recommendation on the proposed egress window. A separate Certificate of Appropriateness will be required to be submitted for administrative review consistent with WCC Section 10.40.060(4) Actions Subject to Historic Preservation Staff Approval.

Grandview Historic District Preservation Handbook

General Intent: Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure's architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

General Standards:

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.
- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.

- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.
- 7) Do not introduce features of a new architectural style that does not exist in the district.

General Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
 - a. Demonstrate durability in this climate,
 - b. Have the ability to be repaired under reasonable conditions, and
 - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
 - a. Eliminate the property from the opportunity to receive Special Valuation,
 - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
 - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

Staff Analysis: The applicant/owner is proposing fiberglass windows and a fiberglass door as an alternative to the original material(s) of wood. The application will be reviewed for consistency with the provisions for alternative compliance within the staff report and recommended conditions of approval to address that the historic appearance is maintained. The product information for the fiberglass windows state it offers a simple profile in the frame, and is durable and low-maintenance. It also states that it offers strength even at expansive sizes. The information provided on the product page details how criteria 2) a.-c. can be met with fiberglass as the alternative product. If alternative materials are approved by the Historic Preservation Board, it should be noted that this may eliminate the opportunity for the property to receive Special Valuation for the improvements to property.

The applicant/owner is proposing to replace the existing door and sidelights with a new fiberglass door and matching sidelights. The glass block sidelights do not appear to be original and are not compatible with the architectural style and period of the house. The door does appear to be original to the house. Staff is recommending as a conditional of

approval that the sidelights be replaced with glass utilizing the original trim that is still intact on the house. As an alternative approach it appears that fiberglass windows using the existing opening for the sidelights and trim would return this feature to a more consistent look that may have been originally on the house.

Staff is also recommending denial of the replacement of the front door as this appears to be an original feature and the application does not provide sufficient information to demonstrate that the door needs to be replaced. The application has not demonstrated that the door cannot be repaired and repainted to address the concerns of drafts and matching the new color scheme proposed for the house.

The handbook does not provide specific guidance on shutters and window boxes, but as the application materials show this are features that were previously on the house and would be restored to their previous location and configuration.

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.

Windows and Doors 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 and depicted in the following figure.
- 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 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

Windows and Doors 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.

Staff Analysis: The applicant is proposing to replace the existing front picture windows and sidelights with fiberglass windows. The existing wood picture windows and glass block sidelights were installed prior to the creation of the district and are identified in the inventory report as being nonhistoric.

There is no information on the types of windows that may have been originally in these locations so an exact match to the historic features is not possible; however, the applicant has selected picture windows that will retain the same size and placement and utilizing the trim for the existing picture windows. The application states that the existing trim for the windows will be painted black to match the sash on the fiberglass picture window.

Staff is recommending as a condition of approval that the windows are installed to retain the three-dimensionality typical of historic windows. This includes the windows being installed with the window sash to be set back from the face of the wall and trim painted to match the window. Staff recommends a condition of approval that requires the Historic Preservation Officer to review installation details with the building permit required for window replacement.

As stated above, staff is recommending as a condition of approval that the sidelights be replaced with glass utilizing the original trim that is still intact on the house. As an alternative approach it appears that fiberglass windows using the existing opening for the sidelights and trim would return this feature to a more consistent look that may have been originally on the house.

WCC Section 13.09.010, Application review criteria. Review of an application and proposed development shall be governed by and be consistent with the fundamental land use planning policies and choices which have been made in the city's adopted comprehensive plans and development regulations.

Staff Analysis: The analysis provided herein demonstrates the application's consistency with the Wenatchee Urban Area Comprehensive Plan, the Wenatchee City Code, and the Grandview Historic District Preservation Handbook.

WCC Section 13.09.050, Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the historic preservation board or the hearing examiner. This type of review includes, but is not limited to, the following:

- (g) Certificates of appropriateness or waivers.

Staff Analysis: All procedural requirements of Type III quasi-judicial reviews have been satisfied. A complete application was received on March 15, 2023. The notice of application and public hearing was distributed on March 21, 2023. The staff report has been made available for review seven days prior to the public hearing, on March 29, 2023. The Historic Preservation Board is scheduled to hold a public hearing on April 5, 2023.

Wenatchee Urban Area Comprehensive Plan Policies

CULTURAL AND HISTORIC RESOURCES ELEMENT, HISTORIC PRESERVATION – Preserve, maintain and honor the city's significant historic resources.

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

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

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

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

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

Staff Analysis: The proposed application is consistent with the relevant elements of the Comprehensive Plan and implements the standards and guidance provided in the Grandview Historic District Preservation Handbook based on the recommendations presented in this staff report. The project demonstrates private reinvestment by the property owner into the neighborhood.

V. RECOMMENDATION

Staff is recommending approval and issuance of the Certificate of Appropriateness based on the application materials of record, staff analysis of applicable code and policies, and suggested conditions of approval to replace the picture windows and sidelights and denial for replacing the front door. Proposed findings of fact and conclusions of law in support of this recommendation are identified below.

Draft Motion: I move to recommend approval of HP-23-01, a Certificate of Appropriateness for 930 Idaho Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the March 29, 2023 staff report.

Suggested Findings of Fact:

1. The subject property is located at 930 Idaho Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-540.
2. The applicant/owner is Caleb and Maggie Ambrose.
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 15, 2023.
6. The application and supporting materials identify the work to be accomplished and request a Certificate of Appropriateness.

7. The owner is proposing alternative compliance pursuant to WCC Section 10.40.060(6) for exterior modifications at 930 Idaho Street. The proposed work will include replacing the existing front picture windows with fiberglass windows in the same size, replacing the front door and sidelights to a more appropriate style with a fiberglass door and sidelights. Other proposed work includes adding shutters and window boxes back to the front of the house, and two egress windows on the sides of the house that will not be visible from the street.
8. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
9. On April 5, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
10. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources".
 - a. Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.
 - b. Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.
11. The proposed project will not negatively impact the district or surrounding properties as conditioned.
12. The proposed work meets the intent of the district and standards as conditioned.
13. The property is listed as a contributing, historic structure in the Grandview Historic District.
14. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
15. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property as may be visible to the surrounding properties or the District and provides for the reasonable use of the property.

3. The application is consistent with intent and purpose of the Grandview Historic District Preservation Handbook.
4. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

1. The project application shall proceed consistent with this staff report and the plans submitted on March 15, 2023, as attached to the staff report dated March 29, 2023. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. Installation details for the picture window and sidelight replacements shall be reviewed and approved by the Historic Preservation Officer prior to issuance of a building permit for any window replacement. Windows shall be installed to retain the three-dimensionality typical of historic windows. The windows shall be installed with the window sash to be set back from the face of the wall and trim painted to match the window. The sidelights shall be fixed pane glass utilizing the original opening and trim that is still intact on the house. The window sash to be setback from the face of the wall and trim painted to match the window.
3. A Certificate of Appropriateness for the proposed egress windows is required to be submitted separately with appropriate application materials for review.
4. 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.
5. 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



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: 930 Idaho St. Wenatchee, WA 98801
Property Owner's Name(s): Caleb & Maggie Ambrose
Mailing Address: 47 Lamb Ln. Whitefish, MT 59937
Contact No.: 509-679-5716 E-mail Address: maggie-ambrose@icloud.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: \$10,000

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: 03/15/2023

We look forward to making some changes to our home located at 930 Idaho St. in Wenatchee upon our return to the valley this spring. While we plan to spruce up the house and bring some more life to it we plan to maintain the original/existing style. We have attached some photos with descriptions that should help accurately describe the projects we plan to accomplish.

Changes that will be seen from the sidewalk view of our home:

-Replacing picture windows with similar picture windows.

We will replace all of the windows in our home as well as adding new egress windows in the basement. We desire uniformity as the existing windows are not all the same as well as providing better energy efficiency with new windows.

-Replacing the wavy glass boxes alongside the front door with picture windows.

The wavy glass boxes, although they provide a sense of privacy, in our opinion are ugly. In the research we have done we do not see that they are particular to the original style and we would appreciate more natural light to enter the front of the house.

-Replacing front door with a similar style door but in a new color that will match the new color scheme and replace the mailbox with one of similar style and affix to the house.

The existing front door is drafty and the hardware is not always functional. The color is not pleasing to us and we would like to move the mailbox off the door and onto the house (next to the existing wavy glass boxes)

-Paint/possibly refinish stucco in a new color along with new trim color.

We plan to paint the house a creamy beige- similar to previous photos we have seen of the house. We feel it matches the style better than the current color. In doing so we realize it might be recommended to refinish the stucco- we will use the opinion of a professional on that one.

-Add window boxes under existing picture windows (which used to be affixed to the house)

We like the idea of bringing some charm back to the front of the house with the window boxes that used to exist.

-Add shutters alongside existing picture windows (which used to be affixed to the house)

Similar to the window boxes we believe the shutters provided some charm and warmth to the front of the house.

-Add two egress windows in the basement of the house. One on the West side of the house and one on the East side.

These are to provide a sense of safety with people sleeping in the basement. As stated in the page with photos attached, they will not be seen from the front of the house though the process of installing will be noticed.



Photo of front of house from sidewalk. Picture windows to be replaced with similar picture windows. Wavy glass blocks to be replaced with picture windows. Front door to be replaced with something of similar style but in a new color to match the new paint choice. Mailbox to be fixed to house alongside front door. Window boxes to be added under existing picture windows and shutters to be added alongside windows (those features used to exist on the house).



Photo of the SE corner of the front of the house. An egress window will be added here. The window will be placed under the kitchen windows which in this photo are white. Although you will be able to see the work being done, the final product will not necessarily be seen from the sidewalk.



Photo from the NW corner of the house looking toward Idaho St. Another egress window will be added here where the existing window is seen along the ground. Just like the other egress window described above, you may be able to see the work being done on this window but the final product will not necessarily be seen from the sidewalk.

From: [Maggie Ambrose](#)
To: [Kirsten Larsen](#)
Subject: Re: Historic District Application
Date: Monday, March 20, 2023 12:57:39 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.

Hi Kirsten!

Thanks for letting me know- I've tried to call you but assume you're either in a meeting or at lunch.

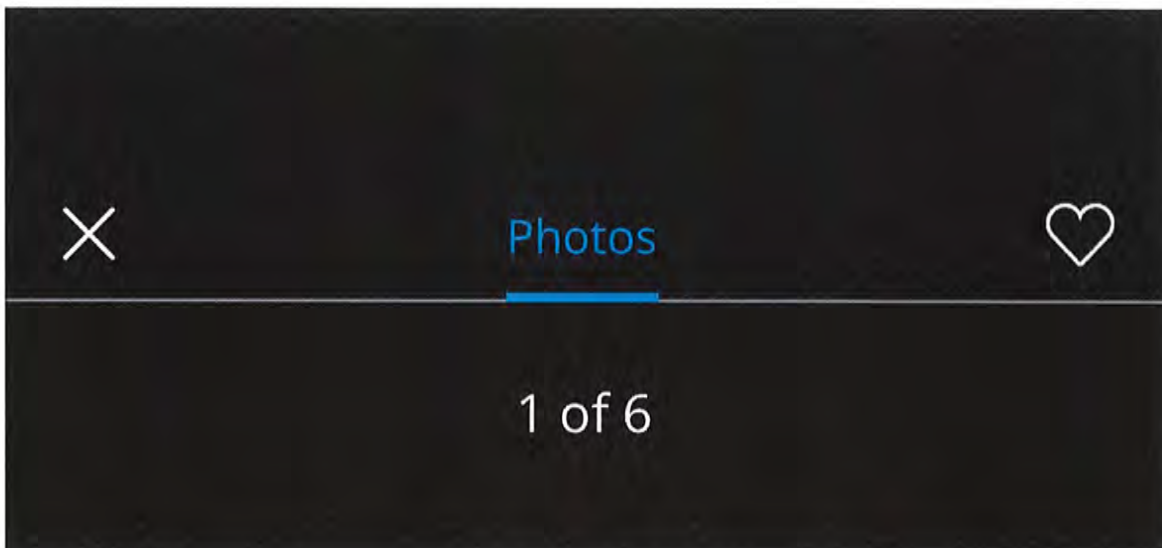
I have not selected exact windows because unfortunately I was not able to coordinate with our window guy to walk through the house when we were last in Wenatchee. However at this point we plan to use Marvin fiberglass windows in the color black (which will ultimately match better with the colors we will eventually paint the house and trim). I'm hoping switching from wood to fiberglass won't be a problem since the front windows that are seen from the sidewalk are picture windows so there won't be any change in detail. We will keep wood trim around them on the house.

The front door replacement is undetermined. I haven't been able to meet with any local dealers so the best I could do would be pull something from online which I can do if you think that would be necessary. I am planning on finding a fiberglass option and I'd love to keep it a similar style of simplicity with no panels and a small peep window in the top center if I can find one..


Window Boxes & Shutters would be made out of wood and be painted to match the trim of the house. I will attach a photo of what the house used to look like with those affixed to the front.

Feel free to give me a call back (509)679-5716 to discuss if that's easier!

Thanks-
Maggie







On Mar 20, 2023, at 9:19 AM, Kirsten Larsen <KLarsen@WenatcheeWA.Gov> wrote:

Hi Maggie,

I'm working on your application this morning and realized that there are no depictions of the proposed finishes. Have you selected the windows and door you would like for the house and could you provide the specific sheet? Also do you have an example of the window box? If you do not have the exact finishes picked out can you send pictures of the type of finishes you are anticipating? I will be in a meeting this morning, but please feel free to give me a call to discuss more. I will need this ASAP as I have to notice the application for the hearing by the end of today.

Thank you,

Kirsten

Kirsten Larsen, AICP

Senior Planner

Community Development Department

301 Yakima Street, Suite 100, P.O. Box 519

Wenatchee, WA 98807-0519

Phone: (509) 888-3249

www.wenatcheewa.gov

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From: Maggie Ambrose <maggie_ambrose@icloud.com>
Sent: Wednesday, March 15, 2023 2:48 PM
To: Kirsten Larsen <KLarsen@WenatcheeWA.Gov>
Subject: Historic District Application

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.

<https://acrobat.adobe.com/link/track?uri=urn:aaid:scds:US:c6f47501-cd52-482c-b5df-9bdc81b45956>

Hi Kirsten!

I'm not able to drop it off in person so I hope this PDF works for our application!

Thanks,

Maggie

Created and shared using Adobe Scan.
[Get the app.](#)

From: carin.smith@vet.com
To: [Kirsten Larsen](#)
Cc: [Andrew Kahn](#)
Subject: File no HP-23-01 comment
Date: Saturday, March 25, 2023 8:38:10 AM

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.

Hi,

Re: Project File no HP-23-01 for 619 Idaho St:

We want to voice our support for this project. We have no objections to this project and are grateful that the owners are investing time and money into improving their home.

Carin Smith and Andrew Kahn
922 Idaho St
Wenatchee WA

From: kbassett@nwi.net
To: [Kirsten Larsen](#)
Cc: [Ruth Traxler](#)
Subject: 930 Idaho Street Application
Date: Friday, March 24, 2023 4:43:30 PM
Attachments: [930 Idaho.pdf](#)

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.

Hi Kirsten,

As I live in the Grandview Historic District, I have received the Notice of Application and Public Hearing Notice for changes to the home at 930 Idaho Street. Your notice is confusing though as at the top of the form the **Project Location** is stated as 619 Idaho Street and further in the document at the second to last paragraph, beginning with "A public hearing..." The second sentence reads: "It with the Wenatchee Historic Preservation Board." That sentence is incomplete and I wonder what's missing.

I do have several concerns and questions, including, but not limited to, putting a fiberglass door on the front of this home, which faces south. As homes on this side of the road have sun on their front side all day, the product is noted as getting hot in the summer and cold in the winter. Additionally, in looking at the sidelights to the door unit, I am assuming by the application also stating that those sidelights will be a part of the door unit? The front of the house is the presenting feature of the house to the street. These materials all should represent the historic integrity of this house which is a contributing property to the historic district located on the "best" block in the district. It is critical that its historic features be restored, not changed out to modern and perhaps inappropriate materials.

The front picture windows are not original either. I remember a former owner removing the originals which were double hung or multi-pane windows. Large pane windows were not common for that era of house. A replacement window would be one with multi-pane windows included in the design, either at the sides or at the top.

As the former historic preservation officer for the city, I have a photo of the house when it was first surveyed in 2003 (attached) for the district and it shows the shutters and flowerboxes in place. I have attached that photo and the survey. It had been a rental for a number of years and I'm not sure past owners have cared for it very well. I do remember Shannon Cline, a local designer, owned the house at one point and I believe is the one who changed out the front windows. I have lived at my home for 36 years so I have seen many changes in this block as well as in the district.

I will make an attempt to contact the owners directly about my concerns

as they live just up the street from me. This is a unique and darling circa 1925 Colonial Revival cottage, with many of its near original features intact, but its historic integrity must be retained and replaced with like materials, not modern.

I would like to review the application materials also and will call the first of the week to schedule a time to come to your office. I see you were formerly with the Department of Commerce. I feel like I have met you at one time as your name is familiar to me. Are you now in charge of the Historic Preservation program work? Let me know if I can be of assistance to you!

Sincerely,

Kris Bassett

908 Idaho St., Wenatchee

509-669-5747



Below are the improvements our client Mary Willette is planing on making to her home at 30 S. Miller St. Wenatchee Wa, 98802.

Basement:

The addition of two built out cabinets in media room. Wall demo on north wall of media room to contain washer and dryer. We will also build a wall in the basement entrance/exit room (north-west corner) to separate the washer and dryer from the exit. A sink will be added to the nook in the west wall of the art room (plumbing is already there.) Wall addition with sliding door in wine room (south-east corner of basement) to separate wine and storage.

Main floor:

We will be bringing in gas for the fireplace and kitchen stove. (Gas is currently available outside south-side of the house) directly outside the fireplace. Addition of mudroom on the north-side of the house that will be accessed through the kitchen door. Mudroom dimensions are 15' 7" x 12' 7" and setback 7' 5" from property line. A generator will be installed under this addition.

Top floor:

Shower will be added to the bathroom of the room in the north-west corner of the house where cabinet storage is currently located. A shower head will be added to the master bathroom Bathtub.

Garage:

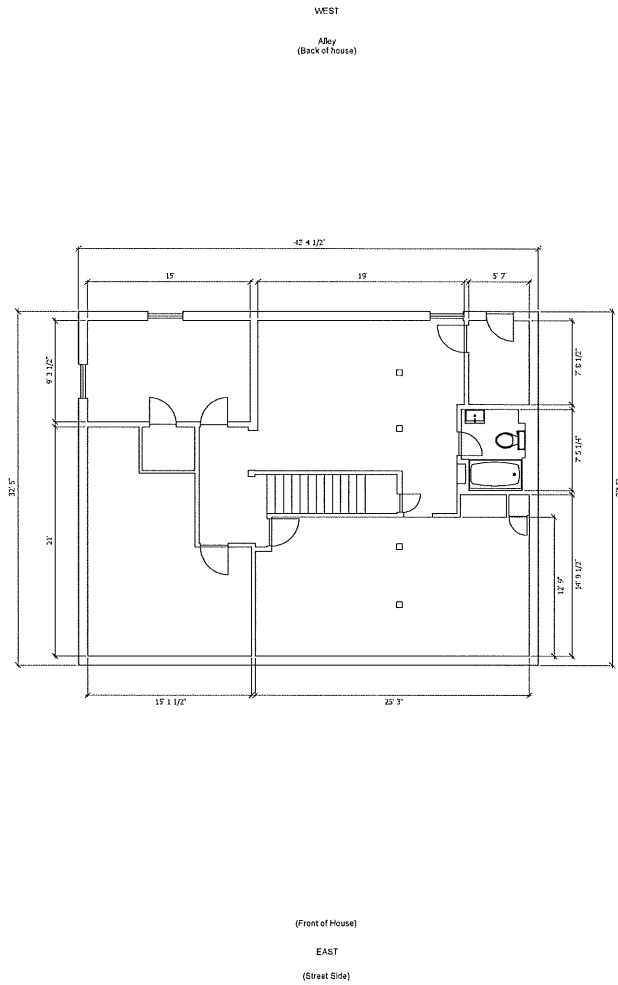
Existing garage is not in great shape (brinks are separating) and will be either stabilized and reinforced or if necessary demoed and rebuilt as it stands now but with one garage door instead of two.

Flat covering will be built on the west side of the house to cover the back entrance walkway. This area gets very icy in the winter months and is not safe. The water running through this area has caused erosion over time and is the reason the garage is failing. This covering will also cover the exterior stairs leading to the basement door on the Northwest side of the house. (Back corner of house) these two entrances get very icy in the winter and need to be covered and protected form snow and rain.



	CLIENT Mary Villetto	LOCATION 30 S. Miller St. Wenatchee Wa, 98802	PROJECT "Miller House"	ISSUE 03.27.23	DRAWN BY SB	DESCRIPTION REMODEL // ADDITION
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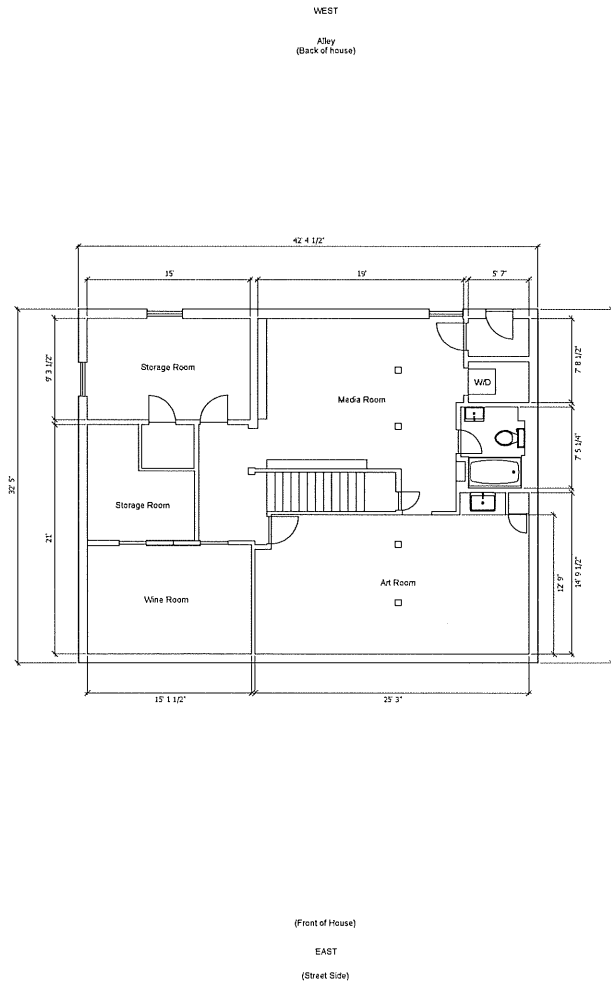
SOUTH
(Street Side)



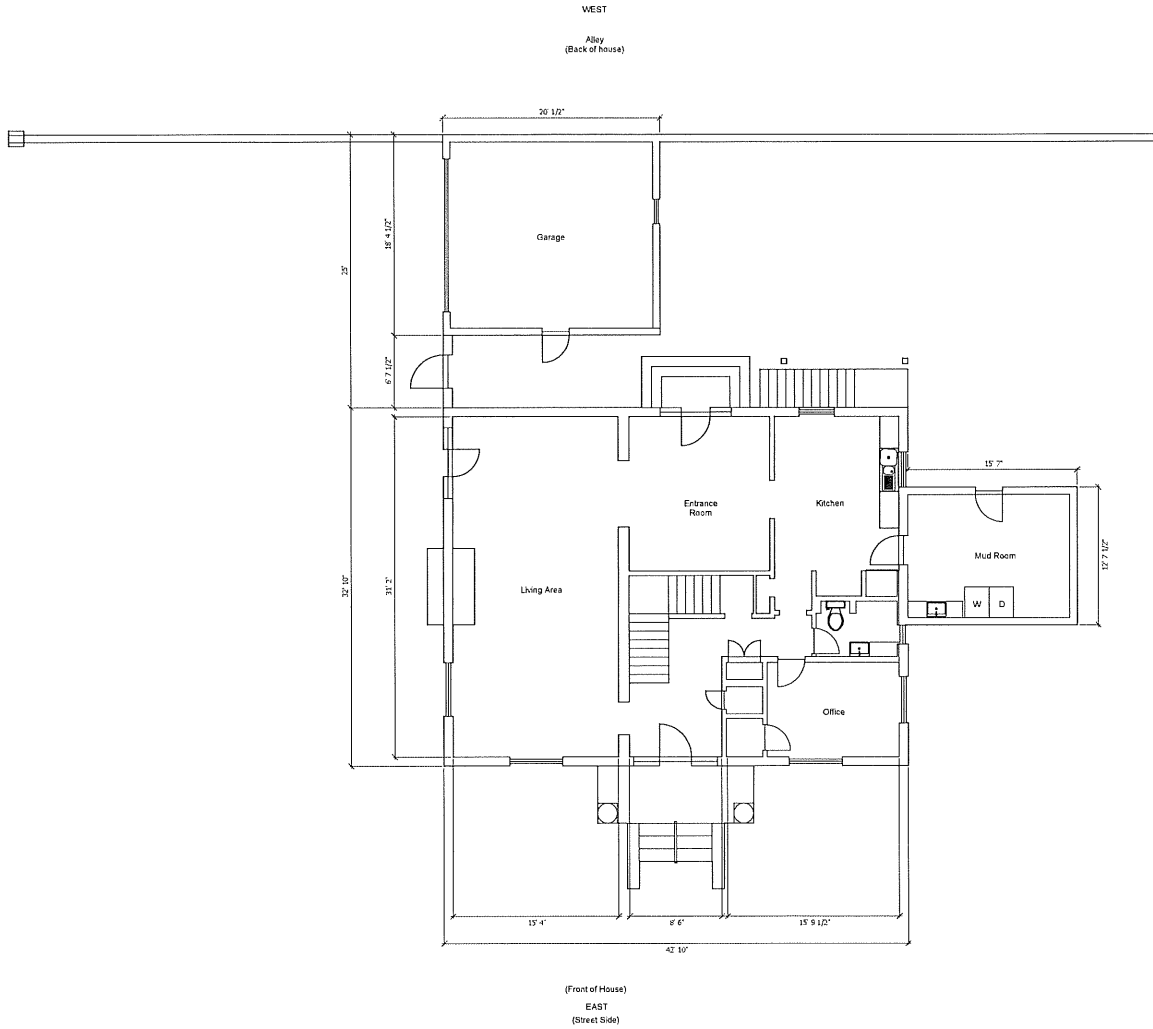
	AMERICAN EXTERIOR SOLUTIONS
DRAWN BY SS	SCALE 1/4" = 1'
DESCRIPTION Original Blueprint	PROJECT Miller House*
	ISSUE 03.27.23
	RE-ISSUE X
	CLIENT Mary Willette 39 S. Miller St.
	American Exterior Solutions 201 Cottage Ave. #203

a

SOUTH
(Street Side)



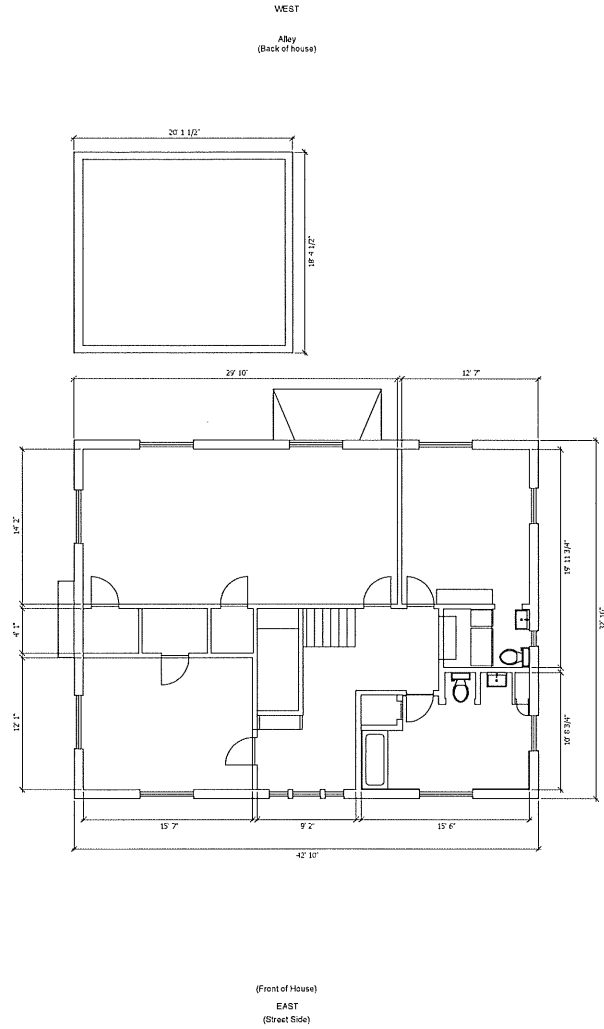
	CLIENT Mary Willette 30 S. Miller St.	ISSUE 03.27.23	SCALE 1/4" = 1'	PROJECT "Pillar House"	DESCRIPTION Floor Plan
American Exterior Solutions 201 GEORGE AVE. STE 23	RC-155UE				




DRAWN BY SA	DESCRIPTION New Main Floor	Scale 1/4" = 1' PROJECT "Miller House"	NOISE 05/27/23 RE-ISSUE x	OWNER Mary Willette 30 S. Miller St.	ARCHITECT American Technical Solutions 201 Cottage Ave. Suite 2 

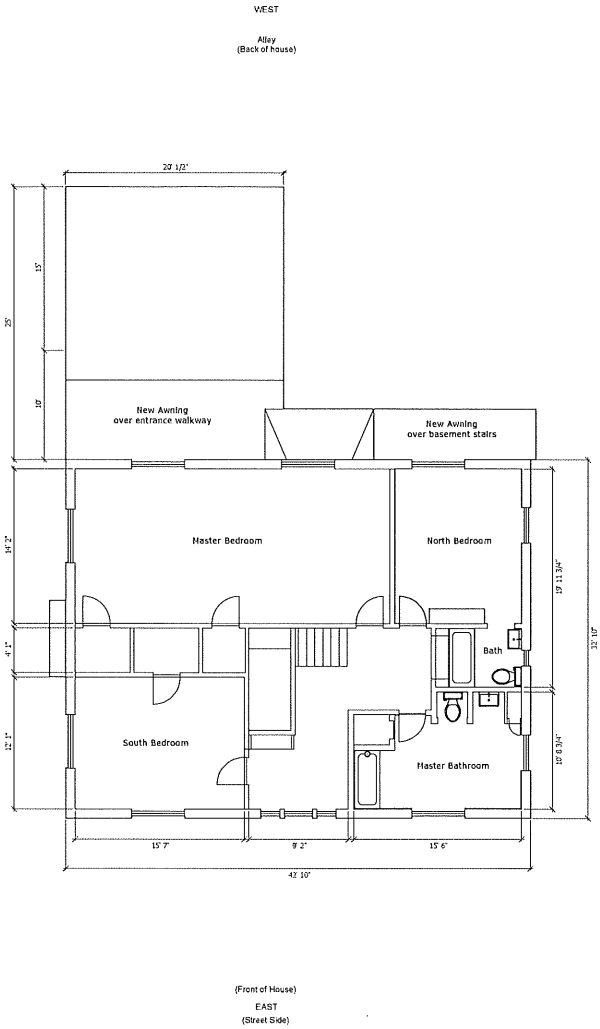


SOUTH
(Street Side)



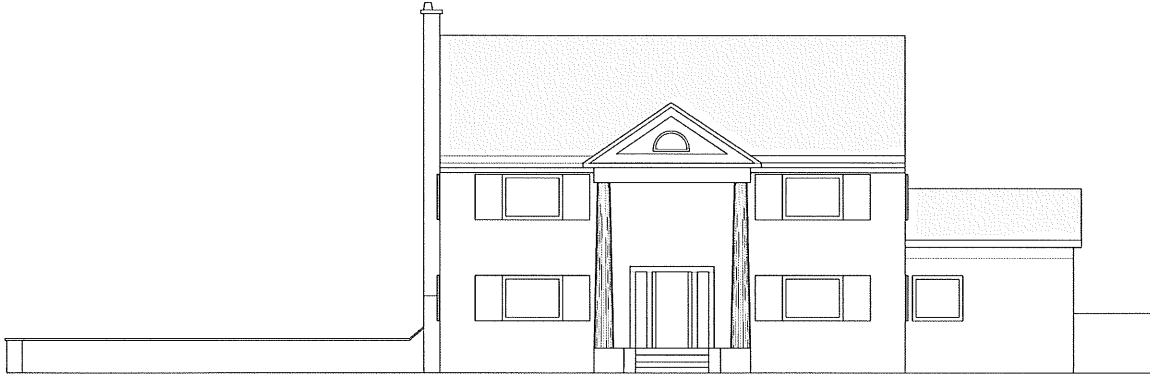
<p>DRAWN BY SB</p> <p>DESCRIPTION ORIGINAL UPDATES</p>	<p>Scale 1/4" = 1'</p> <p>PROJ. DATE "PUB. FORGOT"</p>	<p>ISSUE 07.27.23</p> <p>RF-ISSUE X</p>	<p>CLIENT Mary Willette 30 S. Miller St.</p>	<p>American Exterior Solutions 201 Cottage Ave. Ste 3</p>	 <p>AMERICAN EXTERIOR SOLUTIONS</p>
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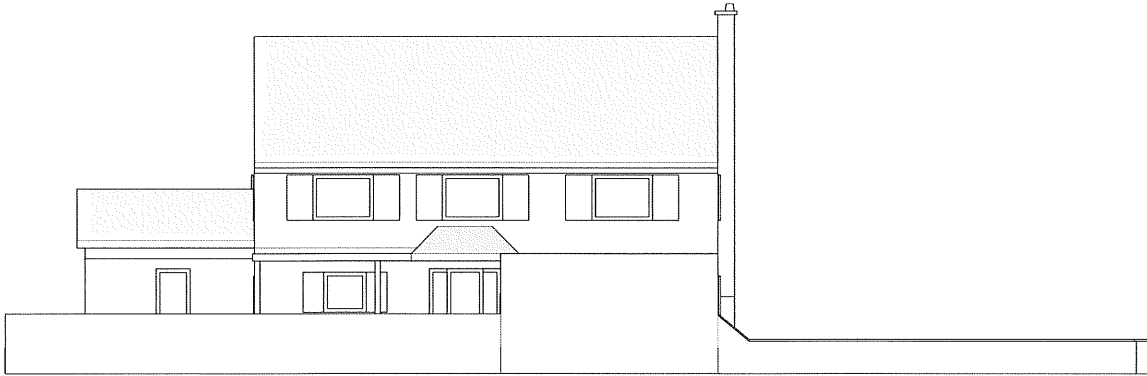


	American Exterior Solutions 201 Cottage Ave. Ste 2
	CLIENT Mary Willette 30 S. Miller St.
SCALE 1/4" = 1'	ISSUE 03.27.23
PROJECT "Pillar House"	RE-ISSUE 2
DRAWN BY ES	DESCRIPTION floor plans






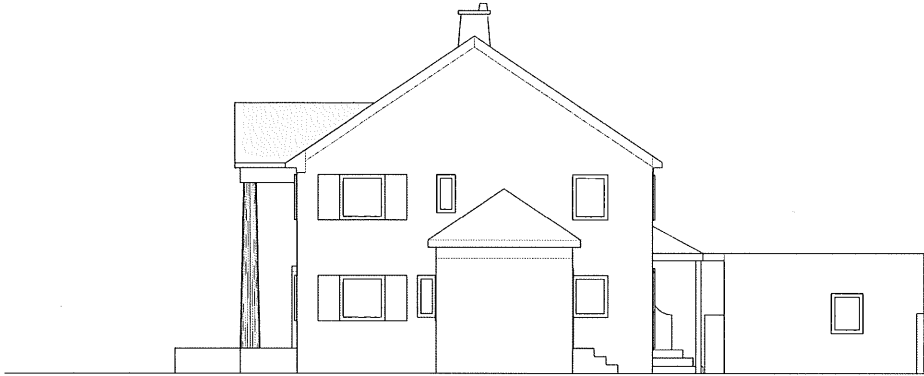
FRONT



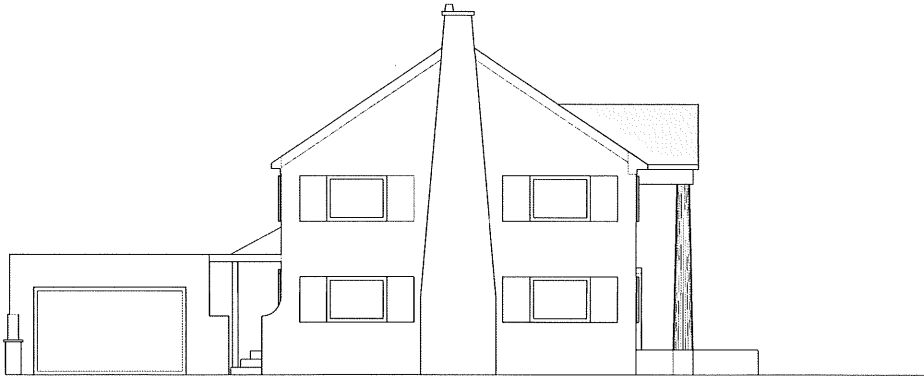
BACK

DRAWN BY SS	SCALE 1/4" = 1'	DATE 05.27.23	CLIENT Mary Willette 30 S. Miller St.	 AMERICAN EXTERIOR SOLUTIONS
DESCRIPTION FRONT AND BACK	PROJECT "Miller House"	RE-ISSUE X		





NORTH

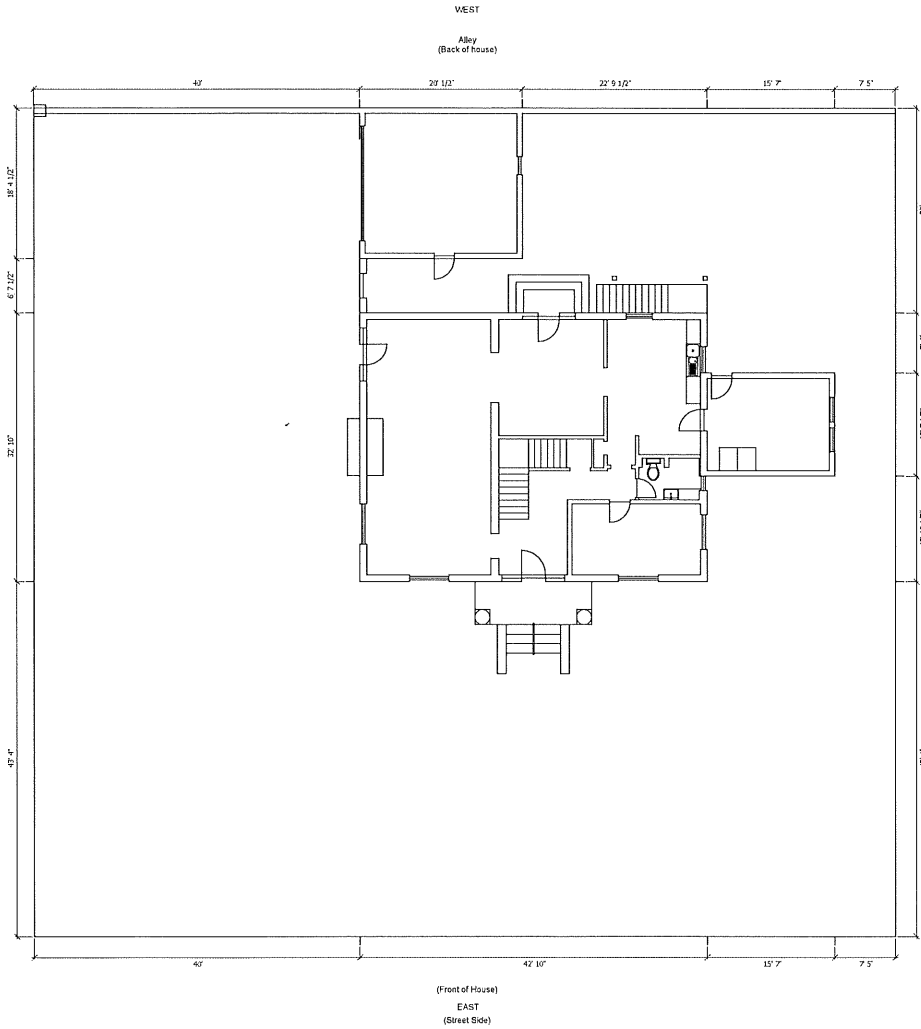


SOUTH

<p>DRAWN BY SB</p> <p>DESCRIPTION NORTH AND SOUTH</p>	<p>Scale 1/4" = 1'</p> <p>PROJECT "White House"</p>	<p>ISSUE 03.27.23</p> <p>RE-ISSUE 2</p>	<p>CLIENT Mary Willette 30 S. Miller St.</p>	<p>American Exterior Solutions 201 Cottage Ave. Ste 2</p>  <p>AMERICAN EXTERIOR SOLUTIONS</p>
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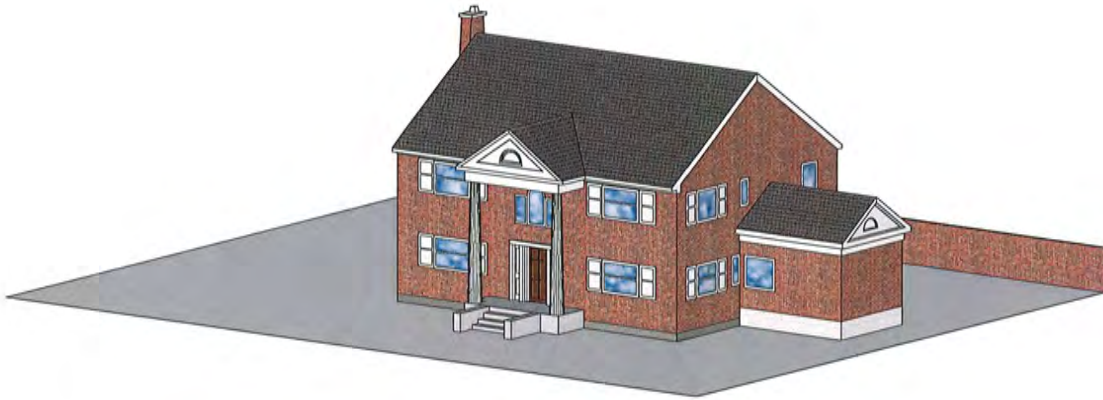


SOUTH
(Street Side)



NORTH

	AMERICAN ENTERPRISE SOLUTIONS
CLIENT Mary Willette 30 S. Miller St.	ARCHITECT American Enterprise Solutions 201 Cottage Ave. #202
DATE 03.27.23	REVISION X
SCALE 3/16" = 1'	PROJECT "Miller House"
DRAWN BY SR	DESCRIPTION SITE PLAN

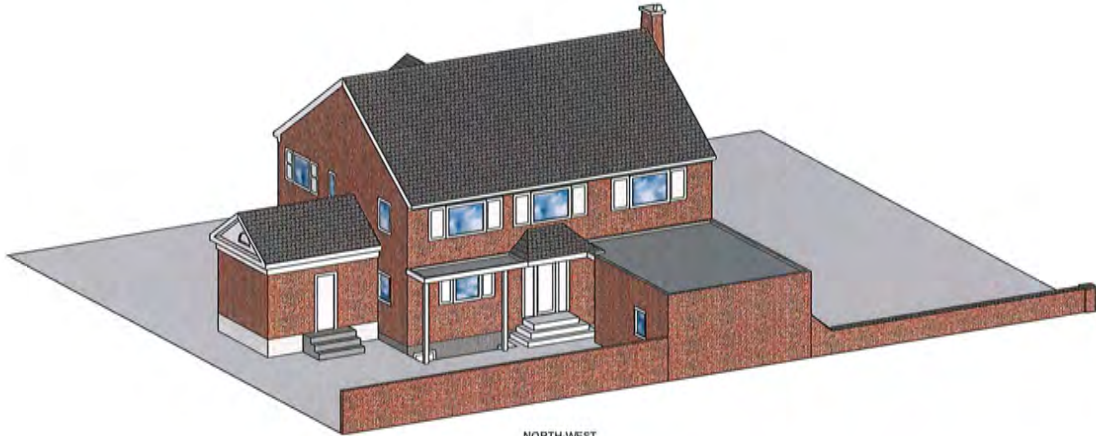


NORTH-EAST
CORNER

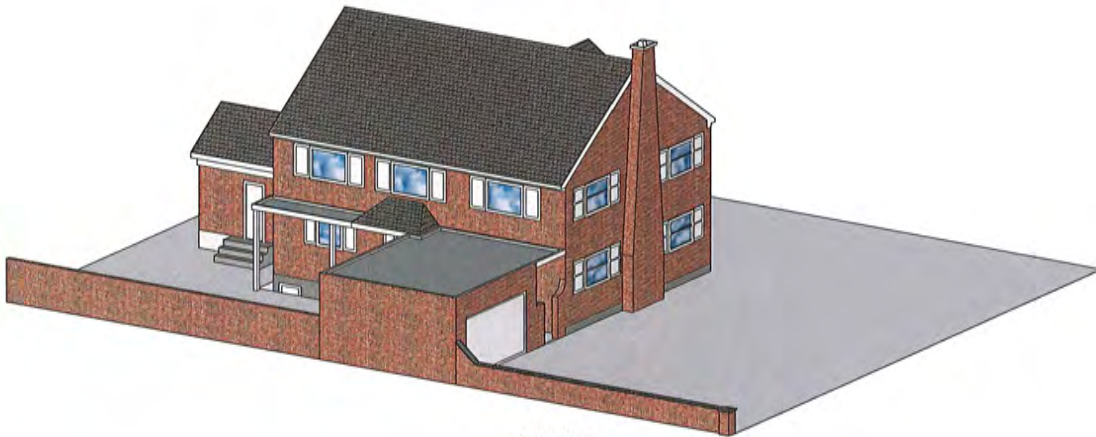


SOUTH-EAST
CORNER

CLIENT Mary Willette 30 S. Hiller St.	AMERICAN EXTERIOR SOLUTIONS 201 Cottage Ave. Ste 3
ISSUE 03.27.23	RE-ISSUE 2
SCALE 3/16" = 1'	PROJECT "Pillar House"
DRAWN BY SB	DESCRIPTION SOUTH-EAST CORNERS



NORTH-WEST
CORNER



SOUTH-WEST
CORNER



American Exterior Solutions
201 Cottage Ave. Ste #3

CLIENT
Mary Wickett
30 S. Hill St.

ISSUE
03.17.23
RE-ISSUE
1

Scale
3/16" = 1'
PROJECT
"Pillar House"

DRAWN BY
28
DESCRIPTION
SOUTH-WEST CORNER

















