

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
September 6, 2023

AGENDA

I. CALL TO ORDER: 5:30 PM

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of August 2, 2023

III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

1. Public Hearing: HP-23-04 – Certificate of Appropriate (30 S Miller Street)
2. Public Hearing: HP-23-05 – Certificate of Appropriateness (500 King Street)
3. Staff update on outreach and education, and coordination with the museum – time limit 20 minutes

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: Heather Ostenson, Mark Seman, Blythe Kelly, Darlene Baker, Bob Culp, and Jon Campbell. City Planning staff was represented by Kirsten Larsen, Senior Planner; Ruth Traxler, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

- A. Approval of the minutes from the regular meeting of June 7, 2023.

Ostenson asked for amendments and none were given. Consensus was given for approval in lieu of a motion and vote.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. NEW BUSINESS

- A. Public Hearing: HP-23-03 – Certificate of Appropriateness (1 S. Wenatchee, Savings and Loans Building Window Replacement)

Kirsten Larsen, Senior Planner, gave a presentation and answered questions. The applicant, Spencer Howard, gave a presentation and answered questions.

Board member Jon Campbell moved to approve HP-23-03, a Certificate of Appropriateness for 1 S. Wenatchee based upon the findings of fact, conclusions of law, and conditions of approval contained within the July 26, 2023 staff report. Board member Darlene Baker seconded the motion.

- B. Discussion: CLG FY24 grant update

Kirsten Larsen, Senior Planner, gave an update to the Board on the Certified Local Government FY24 grant application for a historic context survey of the city's mid-century modern properties. The grant application was not funded, but staff is considering the feasibility of continuing research to make progress on a historic context survey. Board members indicated interest in the project and requested staff provide additional information at the next meeting on the process to create a working group to advance these efforts. The Board also requested additional information from staff on recently adopted state laws to incentivize density and affordable housing and the potential impact on existing lower density housing.

- C. Discussion: Outreach and education to historic property owners

Kirsten Larsen, Senior Planner, presented information to the Board that is proposed to be mailed to historic properties on a postcard. Board members discussed the proposal and made comments and suggestions to staff.

V. OTHER

Board member Culp asked whether staff was coordinating with the Museum on the historic home tour. Staff discussed the home tour which is tentatively scheduled for the spring and there was discussion on potential properties to be included in the tour.

Board member Ostenson asked to schedule structured time for planning for 2024 in September.

The Board discussed that there is still a vacant position on the Board and options for outreach to potential new members.

VI. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:29 p.m.

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

DRAFT

STAFF REPORT
HP-23-04, 30 S. MILLER STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 919 First Street
DATE: August 30, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application that seeks to obtain a certificate of appropriateness for modifications made to the front porch steps that are part of the entrance portico. The building is listed on the Wenatchee Register of Historic Places.

II. GENERAL INFORMATION

Applicant/Owner: Mary S. Willette
1250 N. Wenatchee Avenue, Suite H
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 30 S. Miller Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-04-590-005. The legal description for the property is a Portion Lots 1 & 2, Block 1, Gilchrist Addition.

Zoning District: Residential Moderate (RM)

Comprehensive Plan Designation: RM

Application Date: The application was submitted July 25, 2023 and determined complete on August 10, 2023.

History:

Site Name Historic: George Miller Residence
Date of Construction: 1930
Architect/Builder: George Miller, owner, unknown
Architectural Classification: Georgian Revival/Craftsman

Statement of Significance:

George F. Miller

Born: November 16, 1895, deceased May 10, 1986

Parents: Jacob H. Miller and Elnora B. Brown

Education: Attended Whitman School and Wenatchee High School, graduating in 1913.

George married Faye Smith, had one son, Peter E. They farmed briefly in Columbia Basin, prior to irrigation. Later they returned to Wenatchee and lived on Chelan Street and eked out a living as best they could. During this period, George observed cull apples being dumped in the Columbia River as they were not deemed acceptable for eating. Cattle would gorge on these apples floating by causing bloating and additional problems. George with an entrepreneurial spirit, paid for a boxcar, loaded the cull apples and found a market for these "seconds" at the Olympia Brewery. A new business as a broker for processing fruit resulted. Kiddingly, he was known as the "Cull Apples King". This business foreshadowed businesses such as Tree Top, a producer of various fruit products. The George F. Miller Fruit Company found outlets for the NCW fruit market, processing fruit for over 50 years including bringing the J.M. Smucker Company's dryer plant to Wenatchee for its 20-year location on Wenatchee Avenue. George was also involved in the Lake Chelan Yacht Club and served as the 2nd Commodore in 1931.

George and Faye had purchased the property at 30 S. Miller and built the colonial brick home in 1930. When Faye passed away from a heart attack in 1936, George was single until he met Mary Ellen McGonagle. After a courtship, they married on January 21, 1938. George was 43 and Mary Ellen was 28. Mary Ellen was born on May 5, 1910 and passed away on December 1, 1999. George and Mary Ellen had two children, Barbara, born February 3, 1948 and Mary Lou, born March 4, 1941.

The Millers sold the house in 1970 to Mr. and Mrs. Fishbourne who lived in the house, but later converted it to an adult care home. Judy sold the house at one point, but repossessed it later and sold it to Mario and Connie Fry in 1988. The Fry's were the current owners in 2001 and...raised their family in the home. (Source: Wenatchee Register of Historic Places Nomination Form)

Physical Appearance:

This is a two story, solid brick residence, built in 1930 at the northwest corner of Miller and Washington Streets. The front of the house faces east. It is considered a Southern Colonial style and features on the exterior are two-story high wood Doric columns that grace the front entrance. This entrance is an outstanding feature of the home with the columns slightly tapering towards the top. The support a large portico, which projects from the main roof at a right angle and appears to be part of the attic. This portico is

highly decorated with dentil molding and a half-arched window on the face of it. Additional cornice moldings under the roof edge accent the dentil moldings and continue around the front of the house as well as on the back of the house. These details in the molding are part of the outstanding...exterior (are) highlights of the home along with the two columns.

Four large panel windows are on the front of the structure balancing between the front door and a three-paneled window with a middle-arched window at the second floor. The large windows feature one large pane of glass below and twelve-pane divided windows above, almost at the halfway point. There are replacement wood shutters with a cut in "shield" design in the top of the panel. The same style of windows and shutters are also on the other three sides of the house in various sizes. The tapered brick fireplace chimney is detailed with a curved sword that doubles as a stabilizing rod through the chimney towards top of the flue as well as being decorative. Two small arched windows flank the chimney and...have angled slats for venting the attic. A two-small brick flat-roofed garage is behind the house, facing Washington. Gardens have changed over the years and...junipers were added to the parameter of the front and side lawn. Plantings around the house have also changed. On the alley side of the property, there is a low brick wall with a concrete top, which attaches to the garage and then continued to 6' high along the alley. There is an arched entrance gate through the brick wall from the kitchen side door to the alley. The backyard originally featured a fishpond with water spouting from a frog to the lily pads. It was removed and filled in the 50's for a patio. IN between the patio and the back walkway, the walk level is seen a grilled window on the house. This grilled window was used to open and allow cool air into the "cold room" in the basement. Food items could be kept in this room and the cool air prolonged their lifespan. There is also an outside stair entrance to the basement from the patio. The small side yard originally features grass, flowers, a hedge and a rotating clothesline. Most of the plantings remain today.

The front door is solid Louisiana gumwood as are the two full-length side windows, which set the tone for the outstanding woodwork to be seen in the interior spaces. Upon entering the front door, there is a foyer from which the main staircase leads to the upper floor as well as a hallway to the back of the house. Immediately to the left (east) of the entrance is the main living room. This large 30' x 15 ½' room extends from the front to the back of the building and features oak hardwood floors stained colonial maple, two built-in bookcases surround and even in the glass design in the corner cupboards in the dining room as well as being seen in the upstairs bath. There is no mantle above the tiled face of the fireplace. Further design accents area tile pieces featuring oak leaves and acorns. The walls are plaster and are in excellent condition, with no cracks or

repaired sections. There are two original ceiling light fixtures of brass and glass and are an unusual design or four large windows opening into the living room.

The foyer also features also features a beveled mirrored-door closet and a niche for the telephone. From the hall leading to the right (north) is a door (to) the basement, storage cupboards leading to a bath with a shower. This bath features tile work of green and hexagon tiles on the floor. Pale pink tiles are on the walls with a black cap and a detailed band of small black stripes with a checkerboard design. There are pink tile pieces with molded handles for the glass towel rods, one as a soap dish and one as a cup holder. A smaller window is in this room. There is also a bedroom on this floor, which features a light fixture of brass and five-lights with glass chimneys, which was the original dining room fixture. Two windows light this room.

From the living room, heading west is a dining room area. This room features built-in corner cupboards, again in the same gumwood. The coved ceiling continues in the room from the living room with a Moorish arch between the two areas. The coved section in the room has been painted with ornamental stenciling. The crystal light fixture was added to the house by Judy Fishbourne who brought it from England. There is a leaded glass door with full-length lead glass windows leading to the backyard steps and patio. From the dining room is the kitchen. This is a very open room with all counters and cabinets and appliances on the wall edges. There is an original exhaust fan mounted on the south wall and has a metal cover. The flooring has been updated to tile and the cupboard doors have been refinished. There is a windowed door to outdoor steps, which lead to both the front and back yards. Continuing from the kitchen back down the hall towards the front leads back to the bedroom.

There is a full basement under the house, which was remodeled in the 50's with laundry facilities, an underground sprinkler system, large oil burning furnace and a workbench area. Today, the area also acts as a family room, and activity center.

The hardwood staircase features a highly polished banister, which is curled at the newel post. The banister turns right from the east at a small landing. The floors are maple on this level. This landing area is large and can almost be considered a "gathering" area for small activities as well as acting as a hallway to a bedroom in the southeast corner of the house. There are two built-in cupboards in the landing with lower drawers. One of the drawers opens for a laundry chute to the basement with a connecting door to the chute in the main bathroom. This floor features a large master bedroom, which runs the entire width of the building, and contains a sitting area and cedar lined closets. Original ceiling light fixtures continued to be used. From a pale silver metal base, drops a glass

cylinder and connects to a sculpted glass “pan” at the base. Three large windows open into this room.

A spacious bathroom across the hall features a yellow and green tiled floor, and separate “stalls” with a Moorish arch for the lavatory and the pedestal washbasin, both original and both yellow. The yellow bathtub is enclosed in another Moorish arch and features a tiled back wall mural of swans in a lily pad pond. The entire bathroom wall is tiled in a yellow/green color and for the most part is plain yellow tile until the top three rows, which are detailed in a curvaceous pattern. There are two tiles with ceramic hooks by the door and ceramic towel holders for the glass rods, which flank the sink as well as by the tub. Two large windows open into the bathroom and there is a narrow side closet near the sink. A second bedroom is in the northwest corner and is a good-sized room with a ½ bath and a built-in closet and drawers in the bath. There is one window opening into this room. There is an attic above the second floor.

Historic Photos:

Historic Photos



Inventory photo from nomination package



After modifications made to steps



1. **Review history:** HP-AD-23-08 was issued August 8th, 2023 to renovate the kitchen and move an existing gas line. Wenatchee City Code Section 2.36.170(2) authorizes administrative staff review (a) Work being done to exterior or interior nonhistoric features of the property that does not alter historically significant features, materials and design of the subject property as currently exists.

Project description: The application seeks to obtain a certificate of appropriateness for modifications made to the front porch and steps. The work that took place included the removal of some of the original concrete and removal of water damaged wood that had been supporting the porch. This was then backfilled and new concrete poured within the same footprint of the steps and original foundation.

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on September 6th, 2023 was posted on the subject property, mailed to surrounding property owners, and was published in the newspaper on August 22, 2023, and August 24, 2023 in accordance with the requirements of Title 13, Wenatchee City Code (WCC). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Chapter 2.36 implements special design and review standards that protect and promote the historic character of properties designated on the City of Wenatchee Register of Historic Places. These code sections are available for review on the [City of Wenatchee's website](#).

WCC 2.36.140, Effects of listing on the register. (2) Prior to the commencement of any work on an individually listed register property, excluding exempt activities identified in WCC 2.36.160, the owner must request and receive a certificate of appropriateness from the city for the proposed work. Violation of this rule shall be grounds for the board to review the property for removal from the register.

Staff Analysis: The application seeks to bring the property into compliance with the City code as work was completed without the benefit of a certificate of appropriateness.

WCC 2.36.150 Review required. No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city of Wenatchee register of historic places or within an historic district on the city of Wenatchee register of historic places without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form.

Staff Analysis: The application is consistent with this code section as the property owner has requested a certificate of appropriateness for the work identified in the application materials.

WCC 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.

The board shall review the proposed work according to the design review criteria established in rules, and shall take action on each application at a public meeting of the board. The board's recommendations shall be in writing and shall state the findings of fact and conclusions relied upon in reaching its decision. Any conditions identified in this review process shall become conditions of approval of any associated development permits granted. A certificate of appropriateness shall be awarded according to standards established in the board's rules. The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue any associated permit if it is determined consistent with the certificate of appropriateness awarded.

Staff Analysis: This application does not qualify for administrative review and is subject to review by the Historic Preservation Board, as it is work done to the exterior and impacts historically significant features, materials, and design of the subject property.

WCC 2.36.210(4) Rehabilitation and Maintenance Criteria. The Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties, also known as the Secretary of the Interior's Standards for Rehabilitation.

(a) Rehabilitation.

- (i) Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.
- (ii) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

- (iii) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (iv) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- (v) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- (vi) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.
Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (vii) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (ix) Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (x) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

To achieve the above standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two-part evaluation is necessary.

1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.

Staff Analysis: The standards that apply to the reconstruction of a portion of the front porch and the associated steps include (i), (ii), (iii), (v), (vi), and (ix).

The application narrative states that the front porch was structurally compromised and replaced to protect the two-story wood Doric columns that support to portico, a significant historic feature of the home. The alteration to the porch front and steps is consistent with standards identified as applicable to this project.

The standards in general seek that historic material is not altered, unless necessary to support continued use and significant features of the structure. The house was originally built as a single-family home and is continuing the use. The front porch and portico are identified significant features of the home and this work will maintain and continue the use and form.

The applicant has taken care to replace the porch and step configuration in the same footprint and use concrete, the same material as the original steps. The smooth of the concrete was sacked to recreate the smooth finish of the original steps.

The design of the porch and steps was altered from the original in that the concrete overhang over the foundation of the porch and step walls. The applicant states that this design choice was made to minimize future damage and alteration to other historic features.

The application for reconstruction of the deteriorated portions of the porch and steps for the portico were necessary work for the maintenance of the portico which is a significant feature of the building.

WCC 13.09.050 Type III quasi-judicial review of applications.

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

- (g) Certificates of appropriateness or waivers.

Staff Analysis: A public hearing with the Historic Preservation Board is being held on September 6, 2023 to review the application.

Policies - Wenatchee Urban Area Comprehensive Plan
CULTURAL AND HISTORIC RESOURCES ELEMENT

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

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

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

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

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

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

Staff Analysis: The proposed application is consistent with the relevant elements of the Comprehensive Plan 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

Draft Motion: I move to recommend approval of HP-23-04, a Certificate of Appropriateness for 30 S. Miller Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 30, 2023 staff report.

Suggested Findings of Fact:

1. The subject property is located at 30 S. Miller Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-04-590-005.
2. The applicant and owner is Mary S. Willette.
3. A complete application was submitted in accordance with Wenatchee City Code on July 25, 2023.
4. The application and supporting materials do identify the work to be accomplished.
5. The subject property is zoned within the Residential Moderate (RM) zoning district.
6. The subject property is listed on the City of Wenatchee Register of Historic Places.

7. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
8. Wenatchee City Code Section 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.
9. On September 6, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
10. The applicant has made modifications made to the front porch steps that are part of the entrance portico that requires a certificate of appropriateness.
11. The Washington State Advisory Council Standards for Rehabilitation and Maintenance of Historic Properties, are the adopted design guidelines for properties listed on the Wenatchee Register of Historic Places. The applicant has provided a narrative that specifically addresses the applicable standards to demonstrate consistency.
12. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources." The proposed garage allows the owners to improve their property while maintain the historical significance elements of the property. The rehabilitation of properties listed on the Wenatchee Register of Historic Places may be allowed, where it is supported by the Standards and related guidance.
13. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property.
3. The application is consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior's Standards for Rehabilitation. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

1. The project application shall proceed consistent with this staff report and the plans submitted on July 25, 2023 as attached to the staff report dated August 30, 2023,

except as conditioned below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.

2. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to resuming work.
3. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Attachments:

- A. Application Materials
- B. Nomination Form



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

HP-23-04

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): George Miller Residence
Building/Property Address: 30 S. Miller
Property Owner's Name(s): Mary Willette
Mailing Address: 1250 N. Wenatchee Ave suite H Wenatchee WA 98801
Contact No.: 360-428-7474 E-mail Address:
Applicant Name (if different from owner): Mary Willette
Mailing Address: 1250 N. Wenatchee Ave suite H Wenatchee, WA 98801
Contact No.: 360-428-7474 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: \$5000

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). see photos.
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.

Mary Willette
Signature of Owner or Authorized Agent:

Date: 7-24-23



PHOTO MEMORANDUM

TO: FILE
FROM: ERIC MUDGETT
SUBJECT: CASE # 23-405
30 S. MILLER ST.
DATE: JUNE 26, 2023

Site Inspection Photo's 6.26.2023



George Miller Residence
Mary Willette
30 S. Miller St
Wenatchee, WA 98801

Rehabilitation, Front porch and steps

i) The front porch was structurally compromised and was replaced in order to protect the two story wood Doric columns that make up the historic front of the house and support the large portico.

ii) the concrete that was removed does not appear to be historic in nature.

iii) The front porch and steps are an original part of the house, they were however, not constructed in a manner that is considered structurally sound in today's standards. In order to stabilize the columns and repair years of deterioration and keep the steps safe, some of the original concrete had to be removed. Proper backfilling could then be done and water damaged wood was removed, that had been supporting the porch. The new concrete was poured in a manner not to change the footprint of the steps and still utilize the original foundation that was still sound.

iv) This is not relevant as the steps were the original

v) The finish process of the steps is one that requires years of skilled craftsmanship in working concrete. After pouring, the forms were removed at the right time as the steps could then be sacked. The process of finishing the concrete to give it a smoothed or brushed finish and cover up in perfections in the final product.

vi) The original fondation base of the porch and steps are still in use. The new concrete was sacked to recreate the smooth finish of the steps to best mimic the original. However, only years of weather and time can truly give concrete its aged look. Other aging techniques could damage surrounding features.

vii) Does not apply

viii) Does not apply

ix) Every effort to keep the steps within the same footprint and still utilize the original structural foundation of the porch and steps. Any change of the original design, was only to minimize any damage or alterations to other historical features. Also to provide a more sound and long term structural support and hopefully avoid any other long term deterioration or safety concerns.

x) As the underlying concrete foundation is still in use and the original footprint did not change, the repairs that were done could be reconstructed if structurally needed.

Maintenance Does not apply

WENATCHEE REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16."

Complete each item by marking "x" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name: George Miller Residence
Other name/site number Frye Family Home

2. LOCATION

Street & Number 30 S. Miller Not for publication
City/town Wenatchee Vicinity
State WA Code County Chelan Code Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets x does not meet the Wenatchee Register criteria.

WHPB Staff Date _____ See Continuation Sheet

Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets x does not meet the Wenatchee Register criteria.

WHPB Chair Date _____ See Continuation Sheet

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent x do not consent to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.

Owner Date _____ See Continuation Sheet

City of Wenatchee Certification: I, hereby certify that this property is:

- entered in the Wenatchee Register See Continuation Sheet
- determined eligible for the Wenatchee Register See Continuation Sheet
- determined not eligible for the Wenatchee Register
- removed from the Wenatchee Register
- other (explain): _____

Signature of the local elected official Date of action

5. CLASSIFICATION

Ownership of Property
Check as many boxes as apply

- private
- public-local
- public-state
- public-federal

Category of Property
Check only one box

- building
- district
- site
- structure
- object

Number of Resources within Property
Do not include previously listed resources in the count

Contributing		Noncontributing	
<u>1</u>			buildings
			sites
			structures
			objects
<u>1</u>			Total

Name of related multiple property listing:

n/a
Enter "N/A" if property is not part of a multiply property listing

Number of contributing resources previously listed in the Wenatchee Register

6. FUNCTION OR USE

Historic Functions
Enter categories from instructions

Personal Residence/Adult Care Home

Current Functions
Enter categories from instructions

Personal family Home

7. DESCRIPTION

Architectural Classification
Enter categories from instructions

Georgian Revival/Craftsman

Materials
Enter categories from instructions

Foundation Concrete
Walls Brick
Roof A
Other _____

Narrative Description:

Describe the historic and current condition of the property on one or more continuation sheets.

x See Continuation sheet.

8. STATEMENT OF SIGNIFICANCE

Applicable Wenatchee Register Criteria

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, Aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state, or local history.
- 6. It has yielded or is likely to yield important archeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

Areas of Significance:

Enter categories from instructions:

- 5 – George Miller, related to Jacob Miller who is an early pioneer to Wenatchee
- 2, 4. Significant architectural design – few, if any, others like it in the community
-
-
-

Period of Significance:

1930

Significant Dates:

1930

Significant Person

Complete if criterion 5 is marked

George Miller

Cultural Affiliation

Architect/Builder

George Miller, owner, unknown

Narrative Statement of Significance:

Describe the historic and current condition of the property on one or more continuation sheets.

9. STATEMENT OF SIGNIFICANCE

Bibliography

Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.

Chelan County Assessor's records
Wenatchee Valley Museum and Cultural Center Archival Collection
Interviews with Miller family member

Previous documentation on file (WHPB):

- Preliminary determination of individual listing has been requested
- Previously listed in the Wenatchee Register
- Previously determined eligible for the Wenatchee Register
- Recorded in the Wenatchee Inventory of Historic Places

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency: Specify _____
 - City
 - University
 - Other: Specify: WV Museum & CC
 - Name of repository:
Historic Preservation Office
-

10. GEOGRAPHICAL DATA

Acreage of property _____

UTM References

Place additional UTM references on a continuation sheet

See continuation sheet

Verbal Boundary Description

Lot 1 and the southerly half of Lot 2, Block 1, Gilchrist Addition, Chelan County, Washington, according to the plat Thereof recorded in volume 4 of Plats, page 56
Parcel No. 222004590005

See continuation sheet

Boundary Justification

Miller Street at the corner of Washington Street

See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: Kris Bassett, Projects Coordinator
Organization: Wenatchee Valley Museum and Cultural Center
Street & Number: 127 S. Mission
City/Town: Wenatchee
State: WA Zip: 98801

Name/Title: Mario and Connie Fry
Organization: _____
Street & Number: 30 S. Miller
City/Town: Wenatchee
State: WA Zip: 98801

Additional documentation submitted with form: *Check as many boxes as apply*

- Continuation Sheets
- Slides
- Maps: USGS and/or Sketch
- Other:
- Photographs (Black & White)

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8
Site Name: Miller House
Address: 30 S. Miller
Owner's Name: Mario and Connie Fry
Address: 30 S. Miller
Date of Construction: 1930

Statement of Significance

George F. Miller
Born: November 16, 1895, deceased May 10, 1986
Parents: Jacob H. Miller and Elnora B. Brown
Education: Attended Whitman School and Wenatchee High School, graduating in 1913.

George married Faye Smith, had one son, Peter E. They farmed briefly in Columbia Basin, prior to irrigation. Later they returned to Wenatchee and lived on Chelan Street and eked out a living as best they could. During this period, George observed cull apples being dumped in the Columbia River as they were not deemed acceptable for eating. Cattle would gorge on these apples floating by causing bloating and additional problems. George, with an entrepreneurial spirit, paid for a boxcar, loaded the cull apples and found a market for these "seconds" at the Olympia Brewery. A new business as a broker for processing fruit resulted. Kiddingly, he was known as the "Cull Apple King. This business foreshadowed businesses such as Tree Top, a producer of various fruit products. The George F. Miller Fruit Company found outlets for the NCW fruit market, processing fruit for over 50 years including bringing the J. M. Smucker Company's dryer plant to Wenatchee for its 20-year location on Wenatchee Avenue. George was also involved in the Lake Chelan Yacht Club and served as the 2nd Commodore in 1931.

George and Faye had purchased the property at 30 S. Miller and built the colonial brick home in 1930. When Faye passed away from a heart attack in 1936, George was single until he met Mary Ellen McGonagle. After a courtship, they married on January 21, 1938. George was 43 and Mary Ellen was 28. Mary Ellen was born on May 5, 1910 and passed away on December 1, 1999. George and Mary Ellen had two children, Barbara, born February 3, 1948 and Mary Lou, born March 4, 1941.

The Millers sold the house in 1970 to Mr. and Mrs. Judy Fishbourne who lived in the house, but later converted it to an adult care home. Judy sold the house at one point, but repossessed it later and sold it to Mario and Connie Fry in 1988. The Fry's are the current owners in 2001 and have raised their family in the home.

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7

DESCRIPTION OF PROPERTY

Page One

This is a two story, solid brick residence, built in 1930 at the northwest corner of Miller and Washington Streets. The front of the house faces east. It is considered a Southern Colonial style and features on the exterior are two-story high wood Doric columns that grace the front entrance. This entrance is an outstanding feature of the home with the columns slightly tapering towards the top. They support a large portico, which projects from the main roof at a right angle and appears to be a part of the attic. This portico is highly decorated with dentil molding and a half-arched window on the face of it. Additional cornice moldings under the roof edge accent the dentil moldings and continue around the front of the house as well as on the back of the house. These details in the molding are part of the outstanding the exterior highlights of the home along with the two columns.

Four large panel windows are on the front of the structure balancing between the front door and a three-paneled window with a middle arched window at the second floor. The large windows feature one large pane of glass below and twelve-pane divided windows above, almost at the halfway point. There are replacement wood shutters with a cut in "shield" design in the top of the panel. The same style of windows and shutters are also on the other three sides of the house in various sizes. The tapered brick fireplace chimney is detailed with a curved sword that doubles as a stabilizing rod through the chimney towards top of the flue as well as being decorative. Two small arched windows flank the chimney and are have angled slats for venting the attic. A two-stall brick flat-roofed garage is behind the house, facing Washington. Gardens have changed over the years and recently new junipers were added to the parameter of the front and side lawn. Plantings around the house have also changed. On the alley side of the property, there is a low brick wall with a concrete top, which attaches to the garage and then continued to 6' high along the alley. There is an arched entrance gate through the brick wall from the kitchen side door to the alley. The backyard originally featured a fishpond with water spouting from a frog to the lily pads. It was removed and filled in the 50's for a patio. In between the patio and the back walkway, the walk level is seen a grilled window on the house. This grilled window was used to open and allow cool air into the "cold room" in the basement. Food items could be kept in this room and the cool air prolonged their lifespan. There is also an outside stair entrance to the basement from the patio. The small side yard originally featured grass, flowers, a hedge and a rotating clothesline. Most of the plantings remain today.

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7

DESCRIPTION OF PROPERTY

Page Two

The front door is solid Louisiana gumwood as are the two full-length side windows, which set the tone for the outstanding woodwork to be seen in the interior spaces. Upon entering the front door, there is a foyer from which the main staircase leads to the upper floor as well as a hallway to the back of the house. Immediately to the left (east) of the entrance is the main living room. This large 30' x 15½' room extends from the front to the back of the building and features oak hardwood floors stained colonial maple, two built-in bookcases in gumwood and a handsome fireplace with a tile surround. The Moorish arch of the firebox is mimicked throughout the house in the arches between the rooms, the bookcase surround and even in the glass design in the corner cupboards in the dining room as well as being seen in the upstairs bath. There is no mantle above the tiled face of the fireplace. Further design accents are tile pieces featuring oak leaves and acorns. The walls are plaster and are in excellent condition, with no cracks or repaired sections. There are two original ceiling light fixtures of brass and glass and are an unusual design of four long tubes of glass on an oval base with a middle piece of brass. (check photo). There are four large windows opening into the living room.

The foyer also features a beveled mirrored-door closet and a niche for the telephone. From the hall leading to the right (north) is a door to the basement, storage cupboards leading to a bath with a shower. This bath features tile work of green and hexagon tiles on the floor. Pale pink tiles are on the walls with a black cap and a detailed band of small black stripes with a checkerboard design. There are pink tile pieces with molded handles for the glass towel rods, one as a soap dish and one as a cup holder. A smaller window is in this room. There is also a bedroom on this floor, which features a light fixture of brass and five-lights with glass chimneys, which was the original dining room fixture. Two windows light this room.

From the living room, heading west is a dining room area. This room features built-in corner cupboards, again in the same gumwood. The coved ceiling continues in the room from the living room with a Moorish arch between the two areas. The coved section in the room has been painted with ornamental stenciling. The crystal light fixture was added to the house by Judy Fishbourne who brought it from England. There is a leaded glass door with full-length leaded glass windows leading to the backyard steps and patio. From the dining room is the kitchen. This is a very open room with all counters and cabinets and appliances on the wall edges. There is an original exhaust fan mounted on the south wall and has a metal cover. The flooring has been updated to tile and the cupboard doors have been refinished. There is a windowed door to outdoor steps, which lead to both the front and back yards. Continuing from the kitchen back down the hall towards the front leads back to the bedroom.

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7

DESCRIPTION OF PROPERTY

Page Three

There is a full basement under the house, which was remodeled in the 50's with laundry facilities, an underground sprinkler system, large oil burning furnace and a workbench area. Today, the area also acts as a family room, and activity center.

The hardwood staircase features a highly polished banister, which is curled at the newel post. The banister turns right from the east at a small landing. The floors are maple on this level. This landing area is large and can almost be considered a "gathering" area for small activities as well as acting as a hallway to a bedroom in the southeast corner of the house. There are two built-in cupboards in the landing with lower drawers. One of the drawers opens for a laundry chute to the basement with a connecting door to the chute in the main floor bathroom. This floor features a large master bedroom, which runs the entire width of the building, and contains a sitting area and cedar lined closets. Original ceiling light fixtures continued to be used. From a pale silver metal base, drops a glass cylinder and connects to a sculpted glass "pan" at the base. Three large windows open into this room.

A spacious bathroom across the hall features a yellow and green tiled floor, and separate "stalls" with a Moorish arch for the lavatory and the pedestal washbasin, both original and both yellow. The yellow bathtub is enclosed in another Moorish arch and features a tiled back wall mural of swans in a lily pad pond. The entire bathroom wall is tiled in a yellow/green color and for the most part is plain yellow tile until the top three rows, which are detailed in a curvaceous pattern. There are two tiles with ceramic hooks by the door and ceramic towel holders for the glass rods, which flank the sink as well as by the tub. Two large windows open into the bathroom and there is a narrow side closet near the sink. A second bedroom is in the northwest corner and is a good-sized room with a ½ bath and a built-in closet and drawers in the bath. There is one window opening into this room. There is an attic above the second floor.

STAFF REPORT
HP-23-05, 500 KING STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 500 King Street
DATE: August 30, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness for exterior modifications to 500 King Street within the Grandview Historic District. The property is identified as contributing to the district. The application proposes the following changes to the exterior, visible from the public street:

- Removal of aluminum siding
- All door and window trim will be removed for installation of wall insulation, weather resistant barrier, and exterior insulation
- Installation of new siding to match the original
- Original windows will be restored
- Installation of a new window group that matches the grouping and look of the existing
- Front porch will be removed and the existing brick will be used to rebuild it in the same design as the original
- Upgrades the roof to be airtight and insulated will include new architectural composite shingles
- A new excavated patio off the remodeled basement may be partially visible from the public street
- An extension of the enclosed porch at the rear of the house may be partially visible from the public street

The following changes to the exterior, will not be visible from the street:

- A new deck off the back of the house
- Replacement windows to nonhistoric windows at the rear of the house
- Replacement door at the rear of the house
- Windows and doors associated with the basement patio

Application materials are provided in Attachment A.

II. GENERAL INFORMATION

Applicant: Duff Bangs, modFORM LLC
7 N. Wenatchee Ave. Suite 400
Wenatchee, WA 98801

Owner: Stephen and Karen Grudier
500 King Street
Wenatchee, WA 98802

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 500 King Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-025. The legal description for the property is Grandview to Wenatchee Blk 62, Lot 8, 0.16 acres.

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

Comprehensive Plan Designation: RM and GHD

Application Date: The application was submitted on and determined complete on August 21, 2023.

History: The house at 500 King Street stands on Block 62 of the Grand View Addition to Wenatchee, platted in 1903. Block 62 was still largely vacant, with only seven houses in place as late as 1921. At the time, Chase Park had been established at the far southwest corner of the block, but St. Anthony's Hospital and Covent had not yet been erected at the northeast end of the block.

This particular lot was developed by 1921. Sanborn maps of that year show a house with a generous footprint, featuring a full-width front porch and projecting bay windows at either side. At the rear along the alley, a shared garage along the property line with 508 King Street was built on the alley.

According to the local telephone directories, W.K. Hull rented the house in 1925. The 1931 directory, however, lists Leroy and Georgia Manchester as homeowners and occupants. Dr. Leroy B. Manchester had lived in Spokane in the 1880s. He graduated from the dental school of Northwestern University of Chicago in 1905, and settled in Wenatchee to practice dentistry. Manchester was involved in boosterism in Central

Washington through the Wenatchee Chamber of Commerce. He and his wife built their home on King Street, and raised three children (Hull: 139).

This house is a sizeable Craftsman style bungalow, modified by changes to windows and siding. An original shared garage at the rear is an interesting feature. A good portion of the site fronting on King Street is altered with vegetable and rose gardens brought all the way forward to the sidewalk – a landscape treatment not traditional to the neighborhood. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Physical Appearance: Substantial Craftsman home with frontal gable, full-width front porch. Prominent gabled dormer centered on front slope of roof. Bracket and rafter detailing visible at eaves. Porch has brick piers and railing. Side is narrow gauge lapped on lower story, replaced on second story with wide horizontal boards. Projecting bay windows at either side of the house. Sash are one-over-one, some with leaded glass transoms. Front door may be original.

Site deviates from neighborhood norm, with extensive mature vegetation close to house. Vegetable gardens and rose bushes extend forward to King St. and into parking strip. Central concrete walkway at sidewalk grade leads to front porch. Rear is heavily vegetated with high board fence and shared garage on alley. (Source: as adapted from the 2003 Historic Property Inventory Form, State of Washington Department of Archaeology and Historic Preservation)

Historic Property Photos:



Front of residence (2023)



Southeast side of residence and half of shared garage (2023)

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 work, with the exception of the new deck to the rear of the house, as described in the application, is visible from King 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: This application is for exterior work visible from a public street which requires review and approval by the Historic Preservation Board. The proposed work includes removing the aluminum siding. In addition to the siding, all door and window trim will be removed for installation of wall insulation, weather resistant barrier, exterior insulation and new siding to match the original. Original windows will be restored. One new window group will be visible from the street and will match the grouping and look of the existing. The front porch will be removed and the existing brick will be used to rebuild it in the same design as the original. Rebuilding is required due to structural degradation of materials behind the brick. Upgrades the roof to be airtight and insulated will include new architectural composite shingles. The new excavated patio off the remodeled basement will be partially visible from the public street.

A new deck off the back of the house is not visible from the public street. However, it is included in this application pursuant to WCC Section 13.07.030, Consolidated application process. Subsection (3) states that “When more than one application is submitted under a consolidated review and the applications are subject to different types of review procedures, all of the applications for the proposed development shall be subject to the highest level of review procedure which applies to any of the applications.”

The proposed siding materials for the shingles and sunburst, and replacement windows to nonhistoric windows will utilize materials that are nonhistoric. The siding material proposed is cement fiber board and the exterior window material is fiberglass (interior will be wood). All portions of the house that propose to utilize a nonhistoric material are replacing an existing nonhistoric material, but with a finish that is consistent with the

appropriate historic material (wood). Under the general section of the handbook, standard 4, it states that existing materials that are not historic may be maintained or replaced when making repairs to the existing structure. Based on this standard, review for alternative compliance is not necessary.

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 work being proposed by the applicant is removing nonhistoric material and replacing with a combination of materials that will provide a historic look on the exterior of the home consistent with the architectural features and details from when the home was originally built. The owners will be using this opportunity to add insulation and improve the energy efficiency of the house.

The project will repair the existing original windows and reinstall them. The porch will be removed and rebuilt using the original bricks.

A new entrance to the basement will be added on the north side of the house with a patio below ground level. A guardrail will be required for safety. The applicant states the rail will likely be a steel material. As the final design and material of the guardrail have not been included in this application, it will require a separate certificate of appropriateness for administrative review for consistency with fences visible from the public street.

This property is not receiving Special Valuation at this time. The use of alternative materials may impact the ability of the property to qualify for Special Valuation in the future; however, the use of the alternative materials as proposed by this application will not have a negative impact on the district or the contributing status of this property.

Exterior Siding, Intent: The materials selected to side a structure are one of the significant visual characteristics seen from the street and provide decorative features of dimension, color, detailing and surface that are not easily replicated. Horizontal lap siding, shake shingles, stucco, and brick are the common building materials found in the district. It is the intent of this section to preserve the use of original siding materials and styles common to the District.

Exterior Siding Standards:

- 1) Original siding shall be maintained and repaired when possible.
- 2) Structures shall be consistent with predominant materials used on structures of similar architectural style within the district. Appropriate materials found in the district include horizontal lap siding, shake shingles, stucco, and brick.
- 3) Exterior wood finishes shall appear similar to those used historically. The lap dimensions of siding shall be similar to that found traditionally (i.e., four to five inches of lap exposure for residences and under 8-inch lap exposure for commercial). Horizontal siding shall be randomly laid out with no joints and/or breaks lining up.
- 4) The following materials shall not be used: plywood, exposed concrete block, metal, and plastic (vinyl) as they do not provide the decorative features of dimension, color, detailing and surface that are important to the visual characteristics of the district. It is noted that this standard does not apply to existing structures with these materials already in place.

Options and Guidance:

- 1) When repairing modified siding, match existing siding material. When existing siding is not available, alternative materials may be used. Please refer to the general section regarding use of alternative materials.
- 2) Restoration of original colors, or colors appropriate to the style and era of the structure, is encouraged.

Staff Analysis: The original siding has been damaged by the installation of aluminum siding over the top of it. The owners have removed a section of the aluminum siding to determine what was underneath and the condition. They found some of the original siding and trim work in poor or damaged condition. The original siding included horizontal lap siding and shakes.

The owners are proposing the following, “new siding will follow the pattern and type of the original which we uncovered on the back of the house. 1st floor will have the belly band with water table cap. Then small reveal lap siding to the belly band and water table cap. 2nd floor will have shingle siding to the ceiling level belly band and water table cap. The dormers will have sunburst design in lieu of the shingle”.

The proposed materials for the siding include:

- Lap siding with 2-3/4” reveal – 1/2x4 finger jointed cedar/fir preprimed.
- Shingle siding – Hardie shingle siding – straight edge.
- Sunburst – Hardie lap siding – smooth.
- Trim – TruExterior Boral – all window, door, belly bands, water boards, corners, fascia, etc.

Under the general section, standard 4 allows existing materials that are not historic may be maintained or replaced when making repairs to the existing structure. The use of non-wood siding for the shingle, sunburst, and trim are appreciate and consistent with the general and siding sections of the handbook as they will appear similar to the historic material.

Roofs, Intent: Roofs are a principal structural element of any residence in form. They help define the character of the historic architectural style; whether gabled, hipped, or steeply pitched. Because of the architectural styles that were popular during the development of the historic district, many residences have steeply pitched roofs that are characteristic of Queen Anne, Tudor, and Victorian architectural styles. Hip and gable roofs are also common and are generally consistent with the array of architectural styles (such as prairie, mission revival, and craftsman) found within the district. Many of the houses have dormers in their roofs. Dormers add light into the dwelling as well as additional living space. The use of dormers is an element of many historic houses found in Wenatchee that is worth repeating and preserving. The intent of this section is to preserve roof forms typically found in the District amongst historic homes through standards addressing new or modifications to roofs.

Standards:

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

Options and Guidance:

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

Staff Analysis: The existing roof will be removed down to the framing and building back with new framing to allow for additional insulation with architectural composite shingles for the roofing material. The fascia will be installed with the same dimensions and details as the originals. The roof support brackets will be installed higher on the structure to account for the thicker roof structure, but the appearance from the street will be the same as the original roof. A detail for the roof construction with dimensions has been included in the plan set submitted with the application (Attachment A).

A portion of the extension on the back of the house will be visible from the street. The application addresses that the slope of the roof will maintain the roof slope of the front porch and now enclosed original back porch.

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 restore the existing windows and reinstall them with original trim when possible or recreating the trim as needed to match the original. Nonhistoric windows on the rear of the house are proposed to be replaced with windows that match the historic windows and two new windows are proposed to be added to the northwest side of the house at the rear. The new windows on the north side of the house will be visible from the public street and are proposed to match size, features, and pattern of the windows within the bay window set that is adjacent to the work area. The new window and door material will be painted fiberglass on the exterior.

Installation details of the original windows and new windows is illustrated in the project narrative (Attachment A).

The applicant states that the storm windows may be reinstalled which is the encouraged alternative to replacement windows.

The application materials do not address the front door which may or may not be historic. Staff is recommending as a condition of approval that the owner submit a separate certificate of appropriateness for review of the front if it is decided it needs to be replaced based on the other work being done to the front porch.

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

Many of the houses in the Grandview Historic District and in many neighborhoods throughout Wenatchee have porches. The prominent architectural styles, such as craftsman, prairie, bungalow and Queen Anne, included front porches in their design.

Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood by being large enough for people to sit and observe the public life of their street. The intent of this section is to preserve existing porches and encourage restoration of porches that have been previously modified from their historic nature.

Standards:

- 1) New front porches shall be large enough for people to sit and observe the public life of their street and neighborhood. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 2) New porticos shall only be allowed on appropriate historic styles; such as Colonial Revival. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 3) Porches and porticos shall orient the front of a house to the street and clearly identify the front door.
- 4) A porch or portico shall use similar materials to that of the primary structure.
- 5) Existing historic and proposed (style appropriate) porches and porticos shall not be enclosed.
- 6) Original porches and porticos shall not be removed from the primary façade and shall maintain the existing location, form, details and columns.

Options and Guidance:

- 1) The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- 2) On structures where no evidence of a porch or portico exists, a new porch or portico may be considered that is similar in character to those found on other similar historic structures, if appropriate to the overall architectural style of the structure.
- 3) Where removal of a porch adds to the historic character of the main structure, it is encouraged.
- 4) New and/or enlargement of an existing porch or portico will likely require review by the board. Please check with City staff prior to proceeding with any changes.

Staff Analysis: The front porch is in poor condition and the applicant is proposing to remove and rebuild the porch in the exact location and configuration utilizing the original bricks.

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 August 21, 2023. The notice of application and public hearing was distributed on August 22, 2023. The staff report has been made available for review seven days prior to the public hearing, on August 30, 2023. The Historic Preservation Board is scheduled to hold a public hearing on September 6, 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. 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-23-05, a Certificate of Appropriateness for 500 King Street based upon the findings of fact, conclusions of law, and conditions of approval contained within the August 30, 2023 staff report.

Suggested Findings of Fact:

1. The subject property is located at 500 King Street, Wenatchee; and identified by Assessor's Parcel No.: 22-20-10-586-025.
2. The applicant Duff Bangs, modFORM LLC.

3. The owner is Stephen and Karen Grudier.
4. The subject property is zoned within the Residential Moderate (RM) zoning district and Grandview Historic District (GHD) overlay.
5. The subject property is listed as a contributing, historic structure in the Grandview Historic District.
6. A complete application was submitted in accordance with Wenatchee City Code on August 21, 2023.
7. The application and supporting materials identify the work to be accomplished and request a Certificate of Appropriateness.
8. The owner is proposing alternative compliance pursuant to WCC Section 10.40.060(6) for exterior modifications at 500 King Street. The proposed work will include removing aluminum siding. In addition to the siding, all door and window trim will be removed for installation of wall insulation, weather resistant barrier, exterior insulation and new siding to match the original. Original windows will be restored. One new window group will be visible from the street and will match the grouping and look of the existing. The front porch will be removed and the existing brick will be used to rebuild it in the same design as the original. Rebuilding is required due to structural degradation of items behind the brick. Upgrades the roof to be airtight and insulated will include new architectural composite shingles. A new deck off the back of the house that does not appear it will be visible from the public street and a new excavated patio off the remodeled basement may be partially visible from the public street.
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 September 6, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
11. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources".
 - a. Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.
 - b. Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.
12. The proposed project will not negatively impact the district or surrounding properties as conditioned.

- 13. The proposed work meets the intent of the district and standards as conditioned.
- 14. The property is listed as a contributing, historic structure in the Grandview Historic District.
- 15. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
- 16. 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 August 21, 2023, as attached to the staff report dated August 30, 2023. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
- 2. A Certificate of Appropriateness is required for any work not addressed in this application this would include, but not limited to a guardrail for the basement patio and front door.
- 3. 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.
- 4. 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:

Property Owner's Name(s):

Mailing Address:

Contact No.:

E-mail Address:

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:

Mod FORM LLC, Thomas' Bunge
Mod FORM LLC, Thomas' Bunge

Date:

Historic District Meeting Project Description

500 King St

Overview:

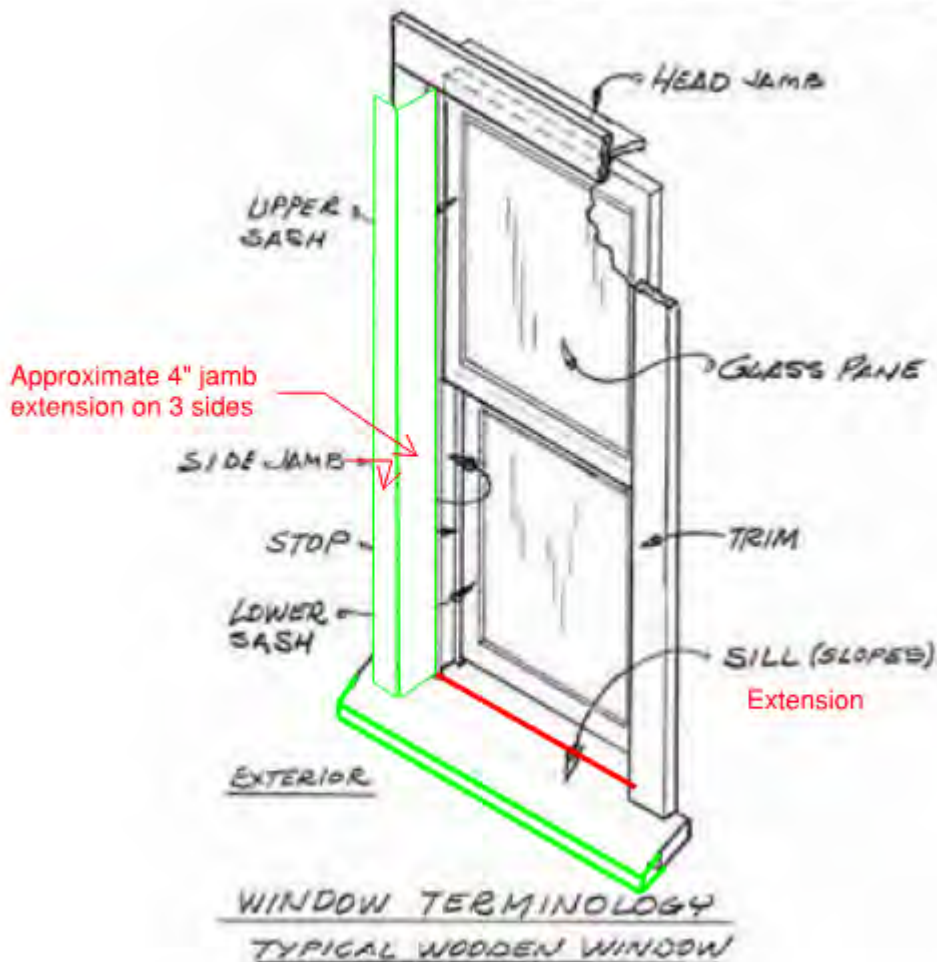
Restoration and remodel of existing Craftsman home built in 1913. The home was built for the Manchester family. Manchester was a dentist and owned the home for 30 years. The 2nd owner was Graves who was a VP of a chemical company in Wenatchee and owned the home for about 20 years. The 3rd owners were Cantrell and it stayed in their family for about 60 years. We purchased it from their daughter.

The goal is to update the home without modifying the exterior features and style beyond what they looked like when it was built. This will be through using products that were initially used and integrating them with new materials that have the same appearance but will have less maintenance and environmental impacts. Under the exterior siding we will be installing insulation and creating a more airtight envelope to lower energy costs and provide healthier interior air quality. The interior will get some updating of portions of the house that had been modified and restoration of the spaces that have not. Again, we will be using a very simplified palette of materials that could have been used in the original construction. Some splashes of creative finishes will be used in areas that are typically updated through the life of a home.

Scope of work:

Major components of the exterior remodel will include new siding, new roofing and removal and reinstallation of the front porch. New siding will follow the pattern and type of the original which we uncovered on the back of the house. 1st floor will have the belly band with water table cap. Then small reveal lap siding to the belly band and water table cap. 2nd floor will have shingle siding to the ceiling level belly band and water table cap. The dormers will have sunburst design in lieu of the shingle. Roof support brackets will be restored and reinstalled. The fascia boards will be replaced with same size material and maintain the decorative detail of the original. As part of the siding updates will be replacement of the sheathing attached to the wall studs. This is likely shiplap boards that have many air leaks. We can complete the electrical wiring and add more to the walls this way without having to remove the interior plaster. Walls will then receive blow in insulation and be wrapped with a correct weather resistant barrier. Exterior rigid insulation will then be installed and then the siding. This will make the walls thicker so we will have to put extension jambs on the windows and doors. See graphic below.

External Window View



Proposed materials

Lap siding with 2-3/4" reveal – 1/2x4 finger jointed cedar/fir preprimed.

Shingle siding – Hardie shingle siding – straight edge

<https://www.jameshardie.com/products/hardieshingle-siding>

Sunburst – Hardie lap siding – smooth

<https://www.jameshardie.com/products/hardieplank-lap-siding>

Trim – TruExterior Boral – all window, door, belly bands, water boards, corners, fascia, etc.

<https://truexterior.com/product/trim/>

Roof will require removal to framing. New framing along side original to allow additional insulation, sheathing, air sealing membrane, rigid insulation then framing to make a cool roof for the architectural

composite shingles. This will be done in a manner that the barge rafter fascias will be the same dimension as the original. The fascia detail will be copied, and the roof support brackets installed higher to account for the thicker roof structure. It will not appear any different than the original roof.

Windows will be restored originals. The sashes will be removed, restored and reinstalled with new ropes and hardware. The sashes will receive air sealing bulbs around their perimeter. Full operation will be restored. There will be some new windows installed in the kitchen, guest bedroom and upstairs baths. These will be made in the same groupings as the original window groupings with a double hung, large picture double hung and a double hung. Same dimensions will be followed. The windows in back of kitchen and upstairs baths will be casement windows that follow the double hung look of the originals. Windows and doors will most likely be Marvin Elevate line or similar.

<https://www.marvin.com/products/collections/elevate/casement>

<https://www.marvin.com/products/collections/elevate/swinging-french-door>

These windows have very similar sash dimensions to the original.

Storm windows will either be wood or aluminum. Manufacturer has not been chosen.

The front porch will be carefully demolished to save the original brick. It will then be rebuilt with more modern structural requirements. The original design will be used to reconstruct. New concrete caps will be installed on the porch walls along with new concrete steps.

The guest bedroom addition/extension on the back of the house will maintain the lower slope roof as the original has for the front porch and back porch. This will make it indistinguishable from the sliver of view from the street down the driveway. The entrance to the basement will be made by a concrete sidewalk turning from the main sidewalk to house. There will then be stairs down to the lower patio. There will be a guardrail around the lower patio wall likely in steel material. Design and material to be chosen.

Landscaping will be substantial with trees, native species and ornamentals. We have a large number of rose bushes from the previous owner that are quite established and have been propagating many flowers while pursuing design and start of remodeling.

Thank you,

Stephen and Karen Grudier – home owners.



PHASE:
 22.09.01 As-Built
 22.11.03 SD1
 22.11.23 SD2
 23.04.18 SD4
 23.05.03 SD5
 23.05.09 SD6
 23.06.06 DD7
 23.07.03 DD8
 23.08.21 Historic Submittal

NOT FOR CONSTRUCTION

ARCHITECT:
 modFORM LLC

Thomas Duff Bangs
 7 N. Wenatchee Ave Suite 400
 Wenatchee, WA 98801
 509.433.7545
 db@modformllc.com



GRUDIER RESIDENCE

OWNER:
 Name:
 Stephen & Karen Grudier

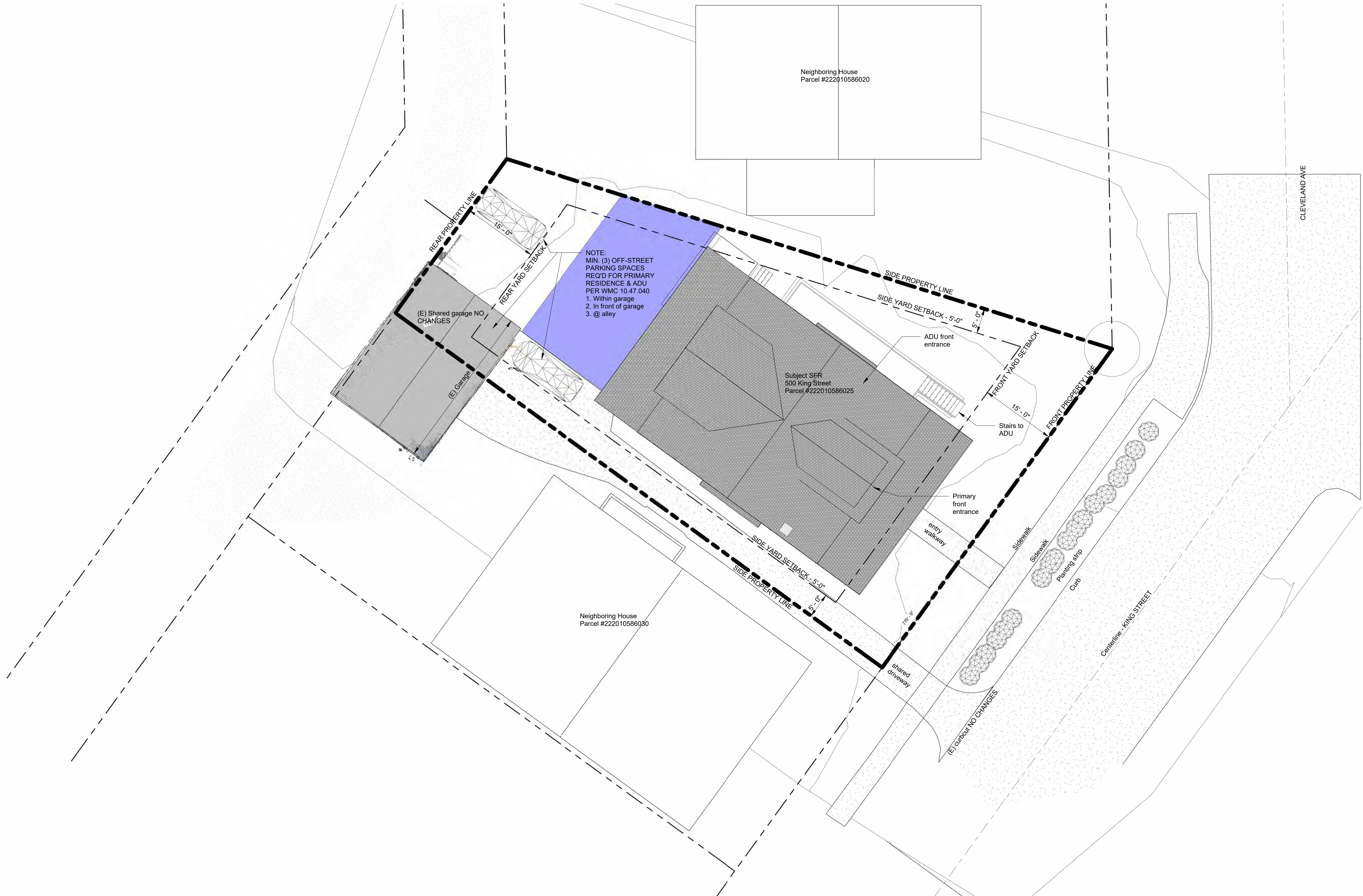
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 500 King Street
 Wenatchee, WA 98801
 Phone:

DATE: 23.08.21

SCALE: 1" = 10'-0"

Site Plan

DD8.1
 A0.1

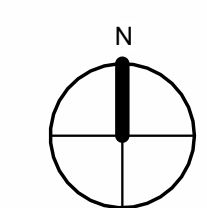


NOTE:
 MIN. (3) OFF-STREET
 PARKING SPACES
 REQ'D FOR PRIMARY
 RESIDENCE & ADU
 PER WMC 10.47.040
 1. Within garage
 2. In front of garage
 3. @ alley

Subject SFR
 500 King Street
 Parcel #222010586025

Neighboring House
 Parcel #222010586020

Neighboring House
 Parcel #222010586030



1 Site Plan
 1" = 10'-0"
 Address: ...
 Parcel #: ...
 Legal Description: ...



PHASE:
 22.09.01 As-Built
 22.11.03 SD1
 22.11.23 SD2
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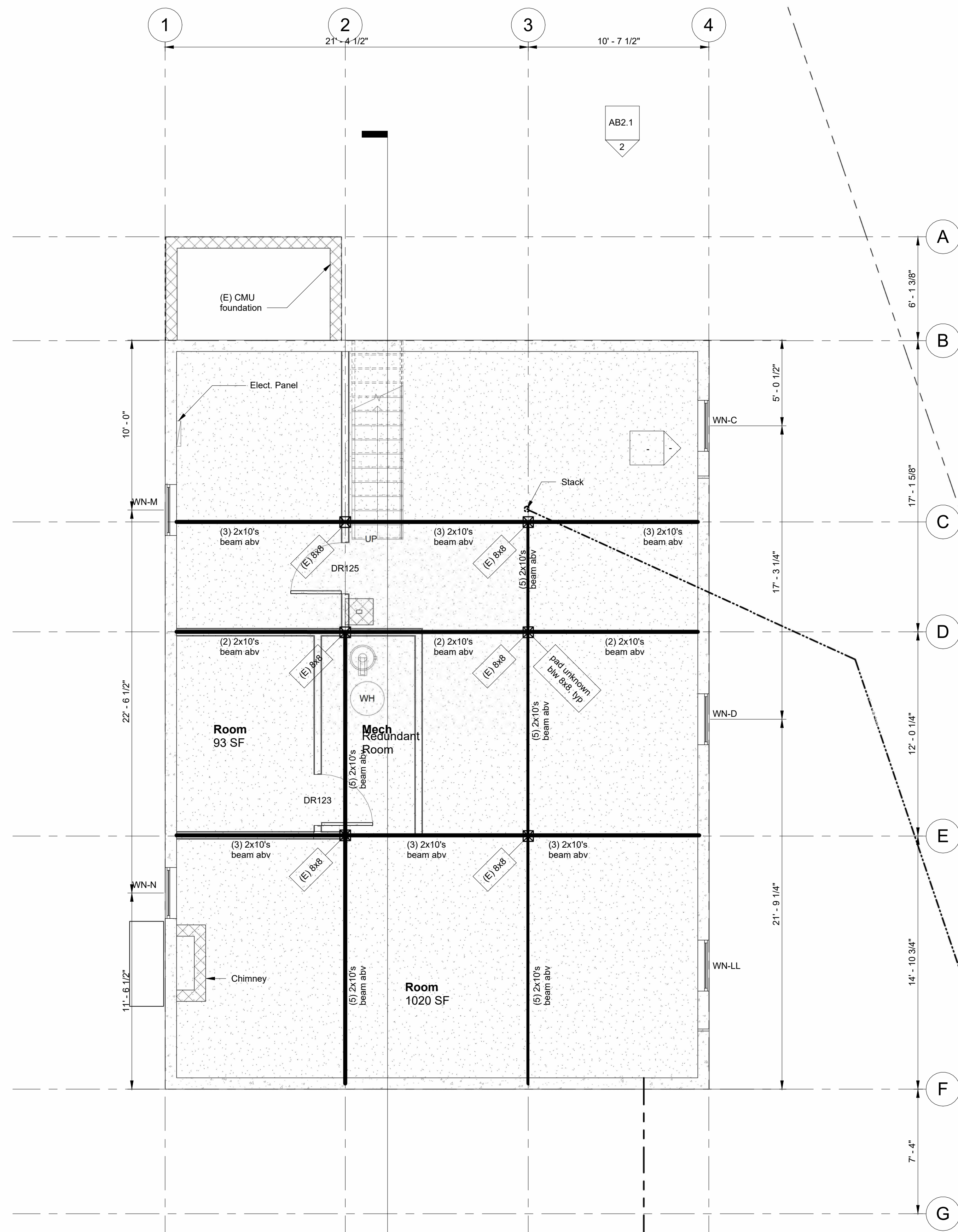
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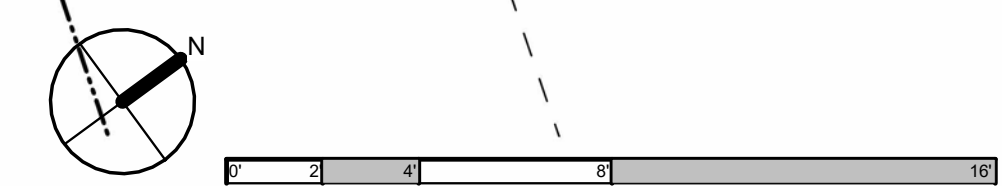
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As-Built
 Level 1

DD8.1
 AB1.1



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1411 SF	
Level 2 RF	Area	1525 SF	
Level 3 RF	Area	1133 SF	
: 3		4069 SF	
Grand total: 3		4069 SF	



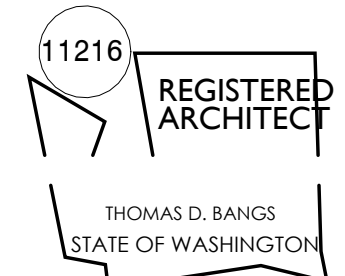


PHASE:
 22.09.01 As-Built
 22.11.03 SD1
 22.11.23 SD2
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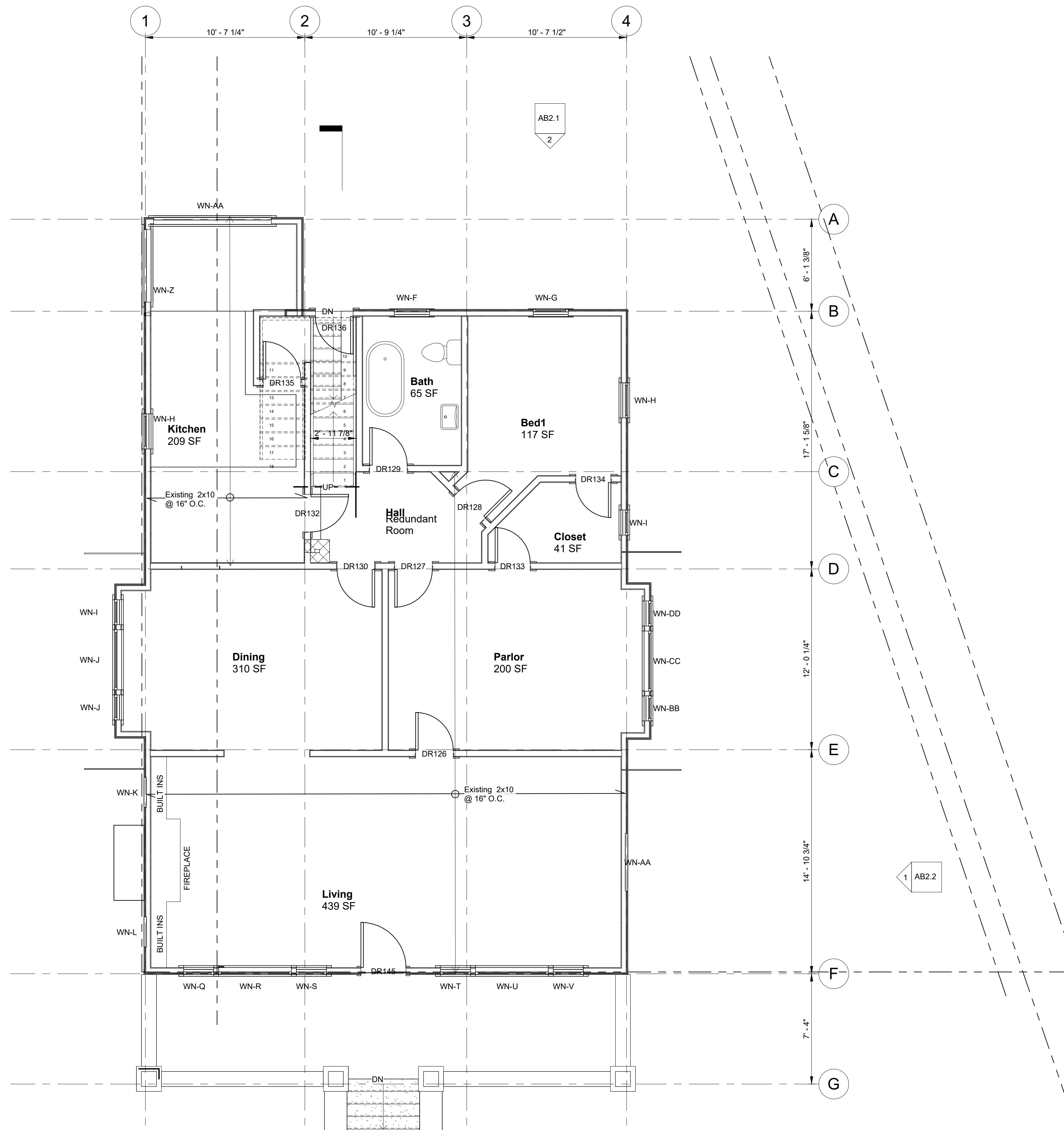
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 Phone:

DATE: 23.08.21

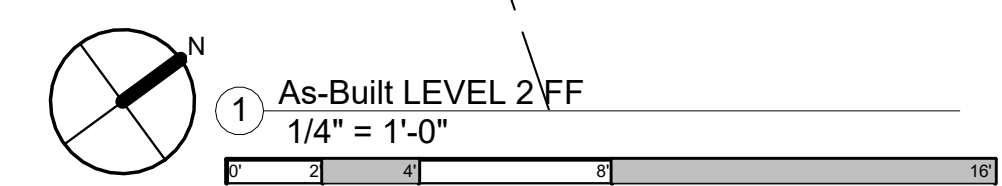
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As-Built
 Level 2

DD8.1
 AB1.2



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1411 SF	
Level 2 RF	Area	1525 SF	
Level 3 RF	Area	1133 SF	
: 3		4069 SF	
Grand total:		4069 SF	





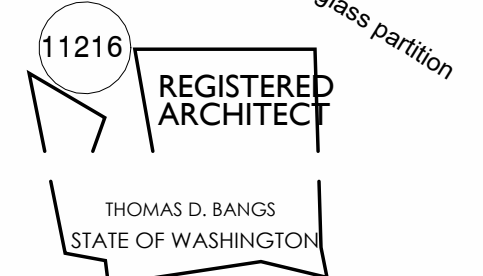
PHASE:

22.09.01	As-Built
22.11.03	SD1
22.11.23	SD2
23.04.18	SD4
23.05.03	SD5
23.05.09	SD6
23.06.06	DD7
23.07.03	DD8
23.08.21	Historic Submittal

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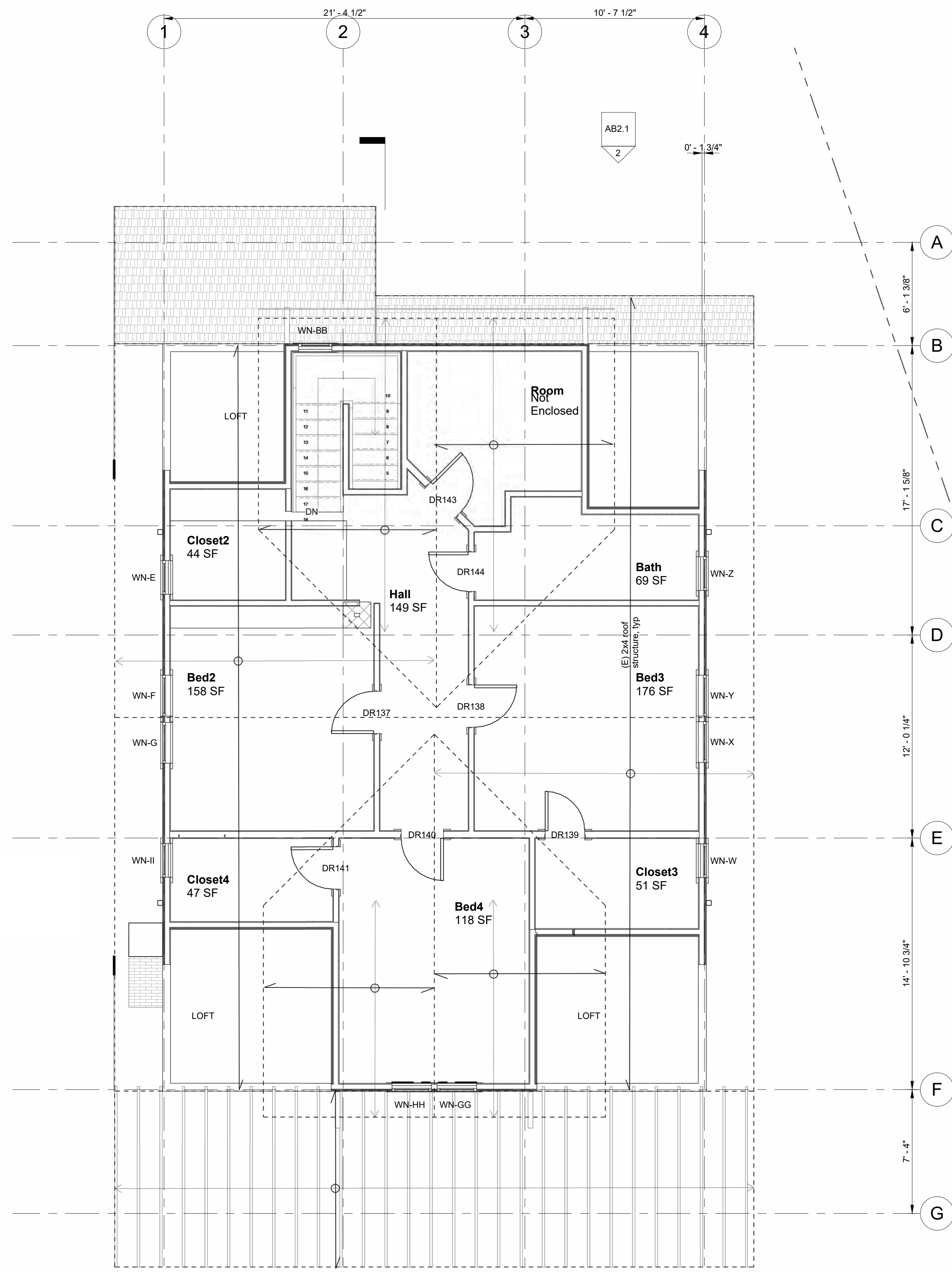
Address:
500 King Street
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Phone:

DATE: 23.08.21

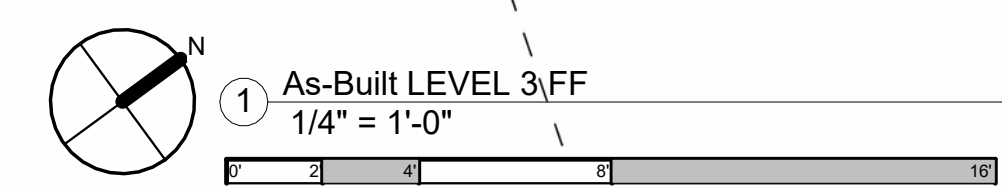
SCALE: 1/4" = 1'-0"

As-Built
Level 3

DD8.1
AB1.3



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1411 SF	
Level 2 RF	Area	1525 SF	
Level 3 RF	Area	1133 SF	
: 3		4069 SF	
Grand total: 3		4069 SF	



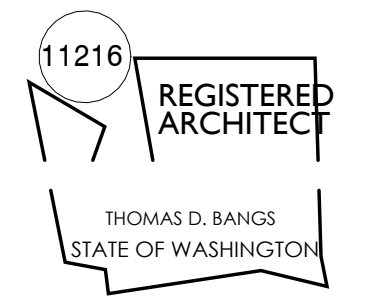


PHASE:
22.09.01 As-Builts
22.11.03 SD1
22.11.23 SD2
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23.05.03 SD5
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**GRUDIER
RESIDENCE**

OWNER:
Name:
Stephen & Karen Grudier

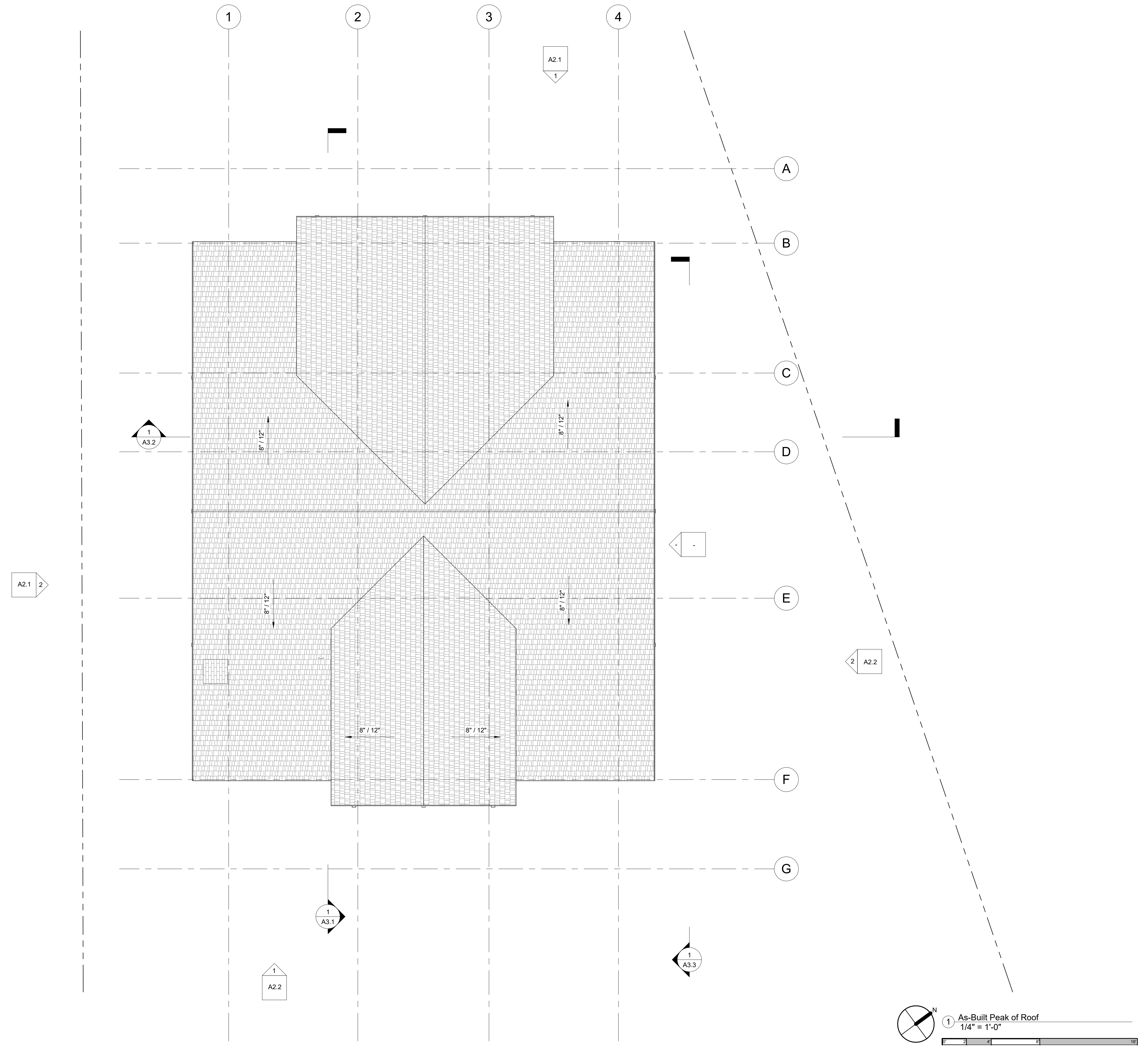
Address:
500 King Street
Wenatchee, WA 98801
Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

As-Built
Roof Plan

DD8.1
AB1.4





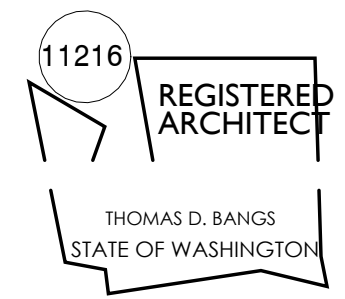
PHASE:

22.09.01	As-Built
22.11.03	SD1
22.11.23	SD2
23.04.18	SD4
23.05.03	SD5
23.05.09	SD6
23.06.06	DD7
23.07.03	DD8
23.08.21	Historic Submittal

NOT FOR CONSTRUCTION

ARCHITECT:
modFORM LLC

Thomas Duff Bangs
7 N. Wenatchee Ave Suite 400
Wenatchee, WA 98801
509.433.7545
db@modformllc.com



GRUDIER RESIDENCE

OWNER:
Name:
Stephen & Karen Grudier

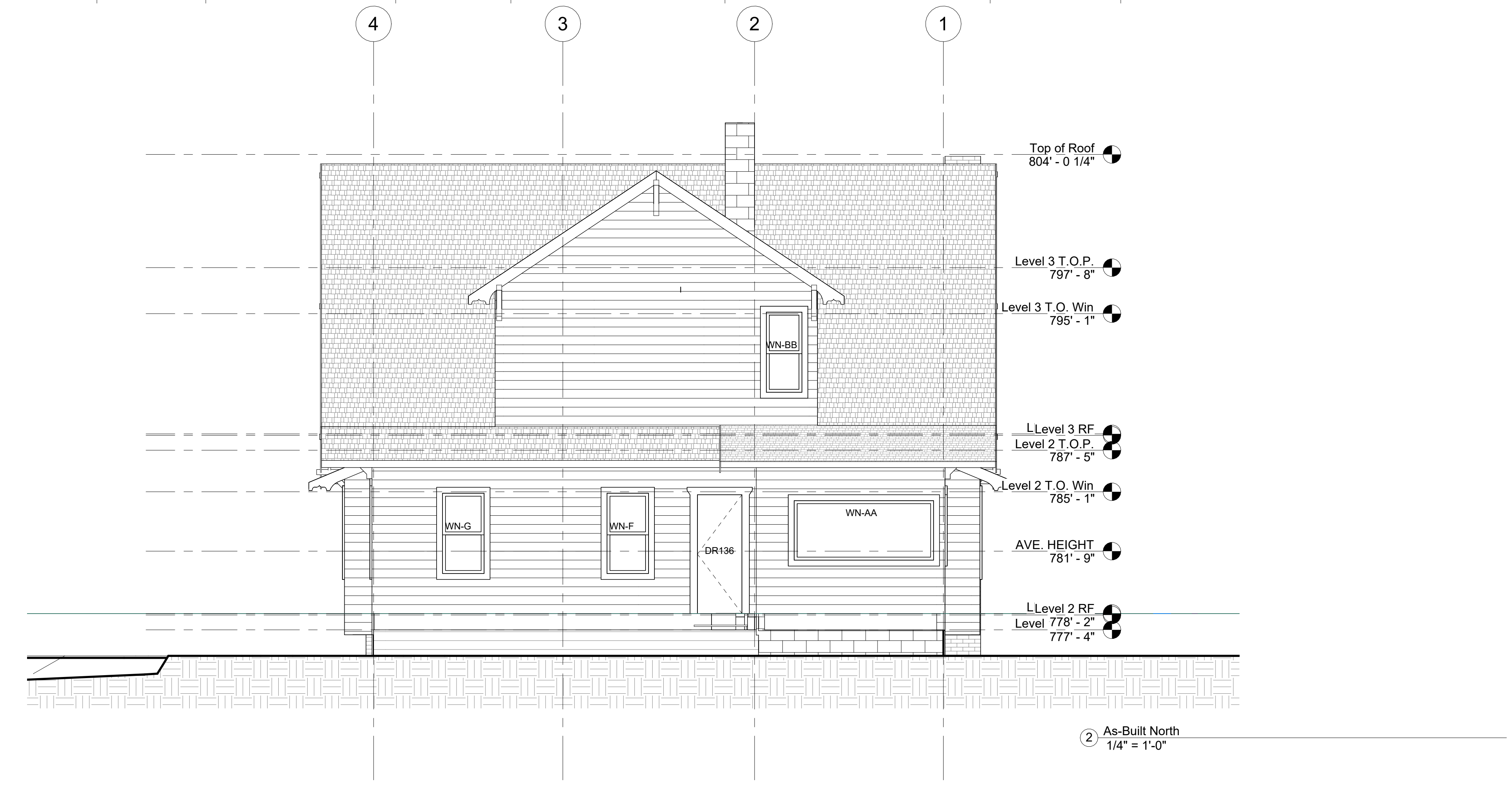
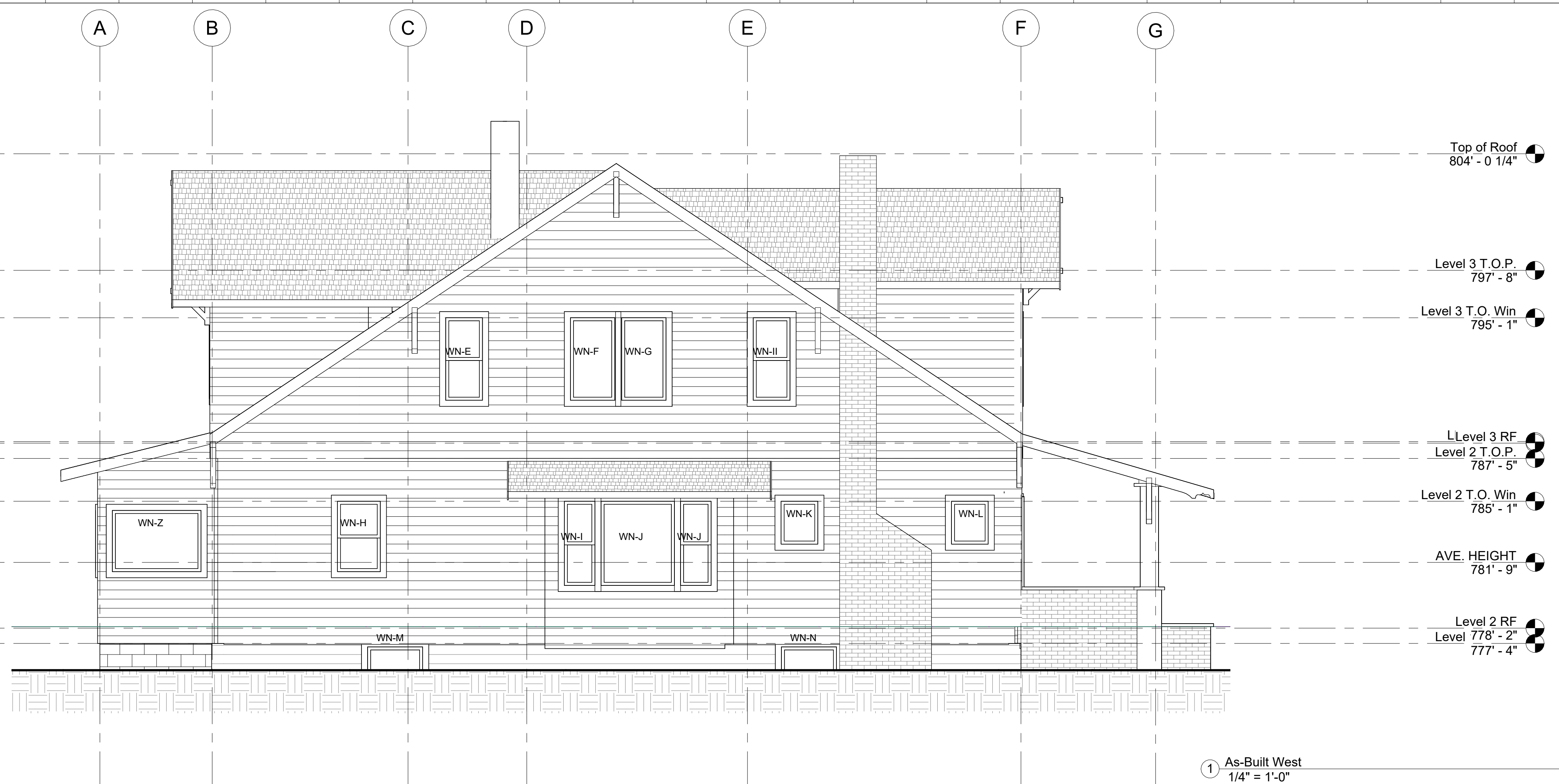
Address:
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DATE: 23.08.21

SCALE: 1/4" = 1'-0"

As-Built Elevation

DD8.1
AB2.1





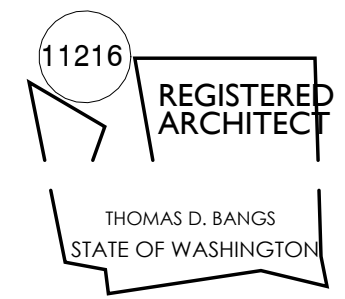
PHASE:

22.09.01	As-Built
22.11.03	SD1
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23.05.09	SD6
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SCALE: 1/4" = 1'-0"

As-Built Elevation

DD8.1
AB2.2





PHASE:
22.09.01 As-Built
22.11.03 SD1
22.11.23 SD2
23.04.18 SD4
23.05.03 SD5
23.05.09 SD6
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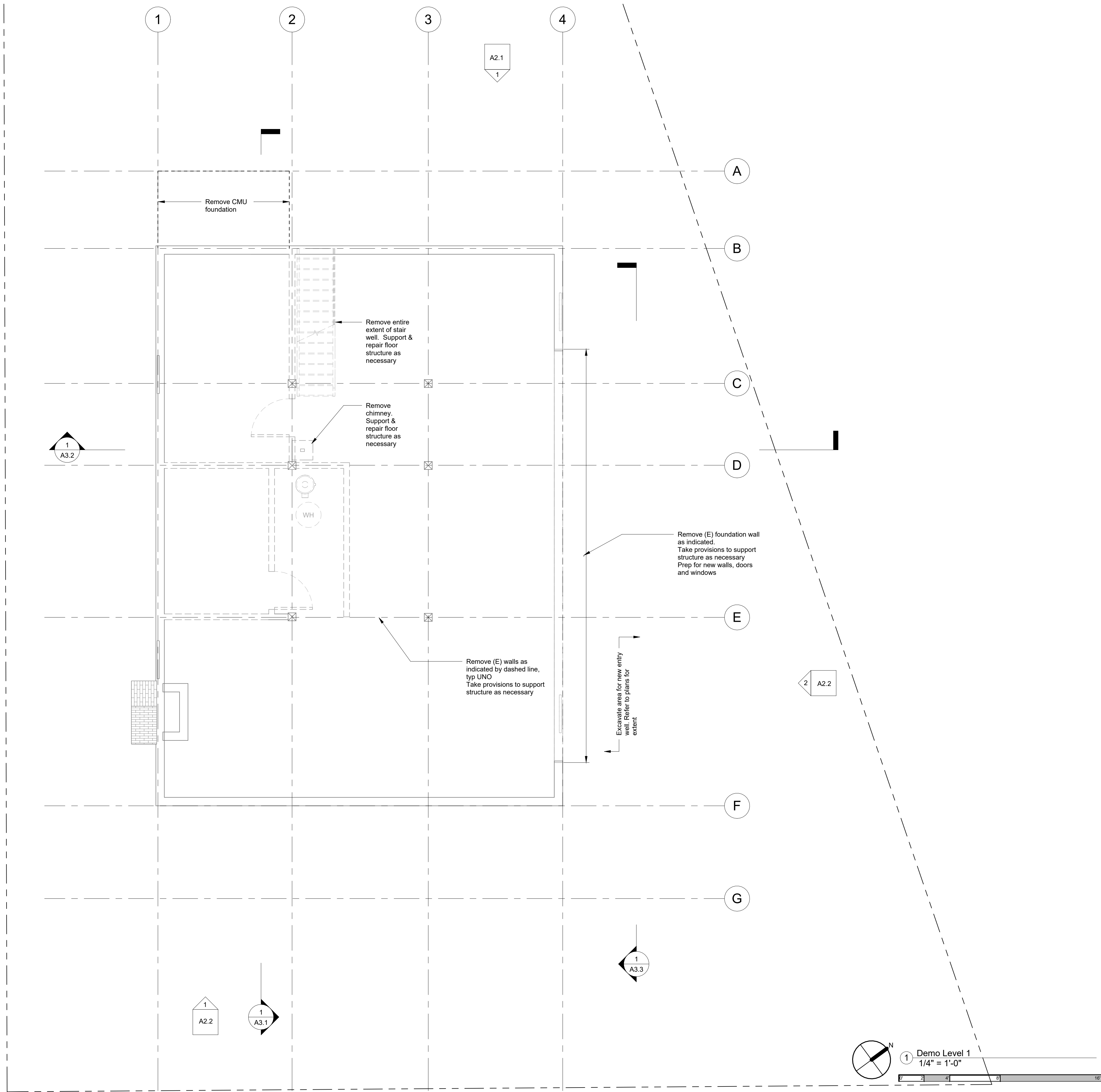
Address:
500 King Street
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Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

Level 1
Demo

DD8.1
D1.1





PHASE:
22.09.01 As-Builts
22.11.03 SD1
22.11.23 SD2
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23.05.03 SD5
23.05.09 SD6
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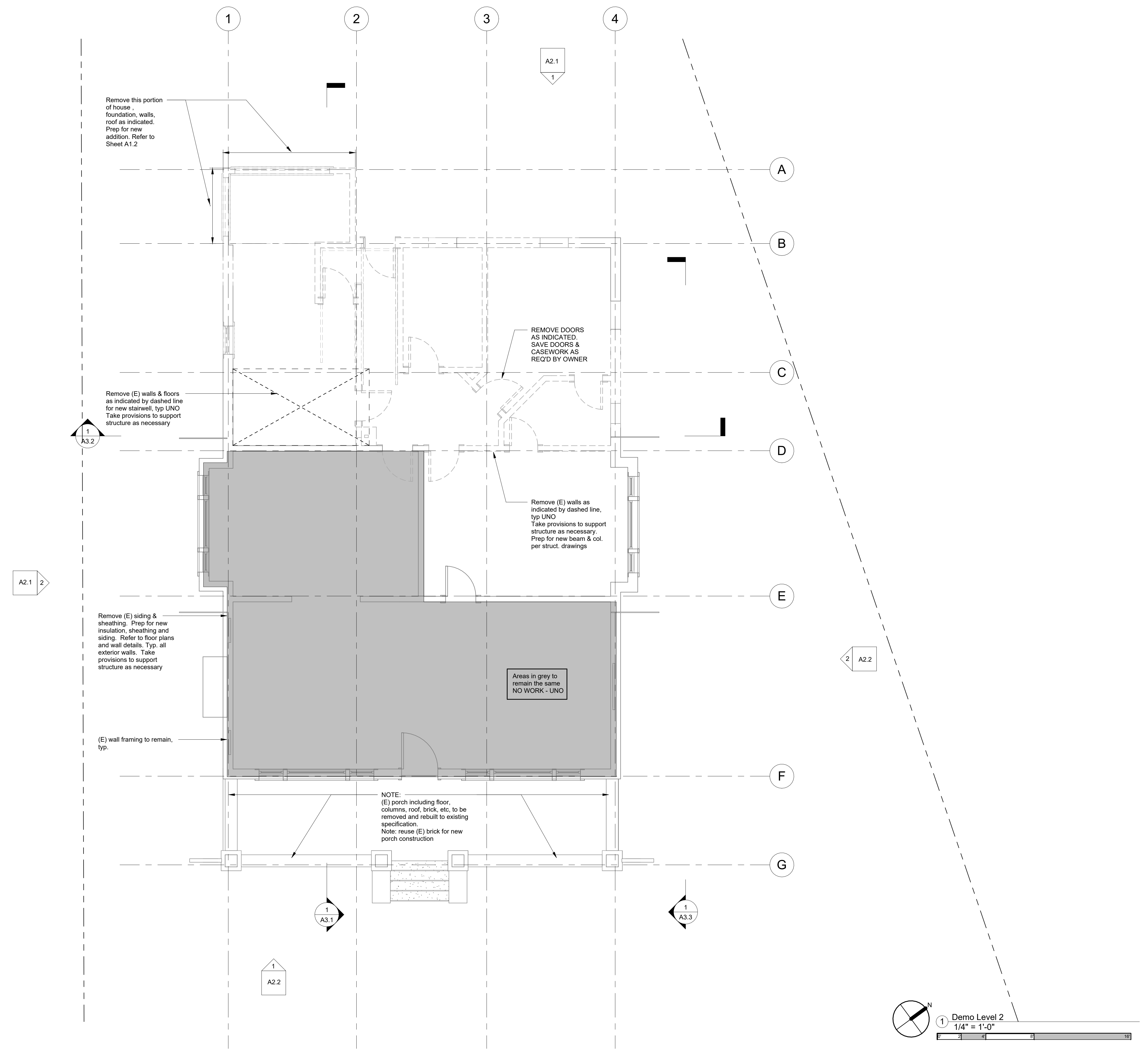
Address:
500 King Street
Wenatchee, WA 98801
Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

Level 2
Demo

DD8.1
D1.2





PHASE:

22.09.01	As-Built
22.11.03	SD1
22.11.23	SD2
23.04.18	SD4
23.05.03	SD5
23.05.09	SD6
23.06.06	DD7
23.07.03	DD8
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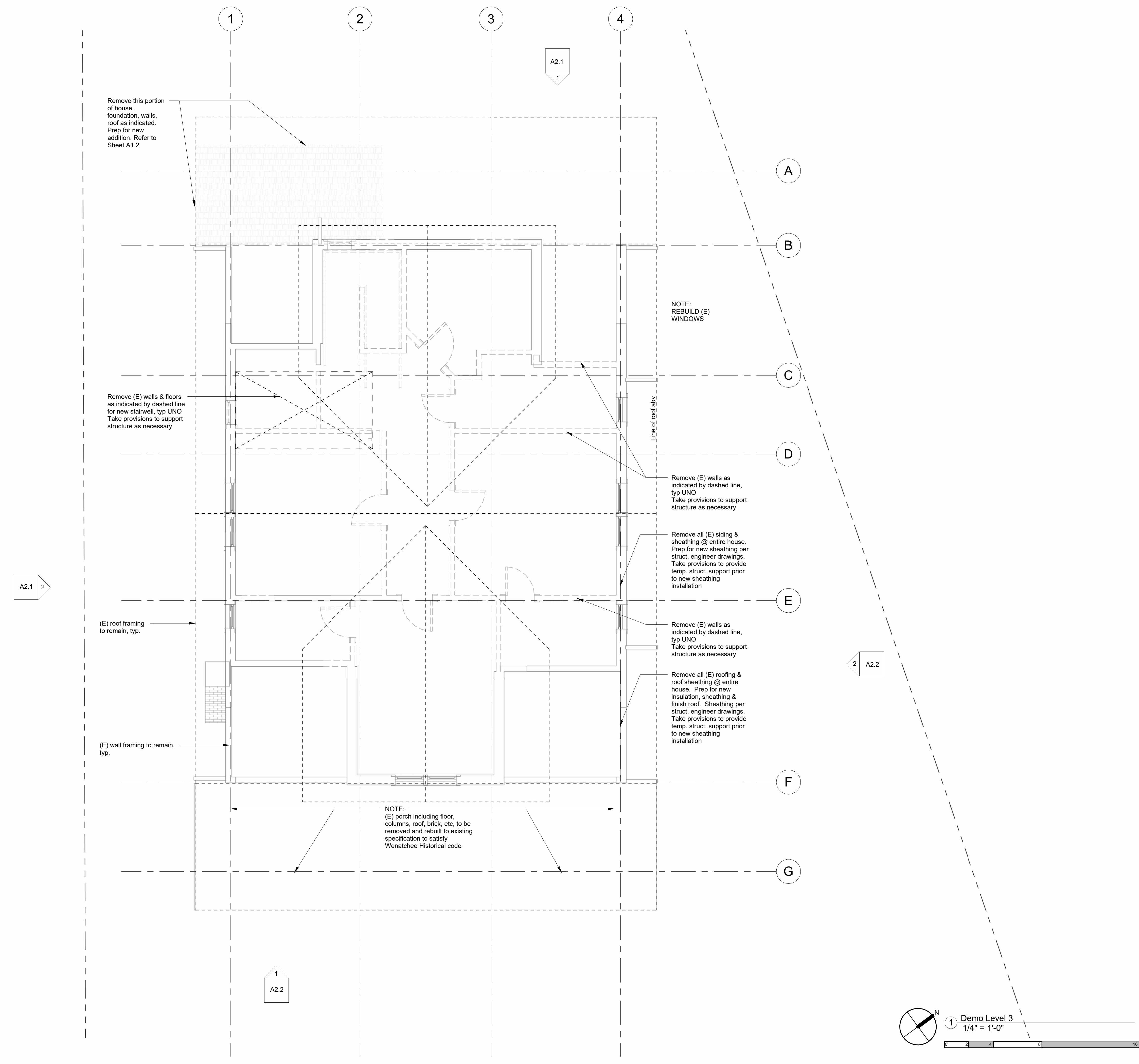
Address:
500 King Street
Wenatchee, WA 98801
Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

Level 3
Demo

DD8.1
D1.3



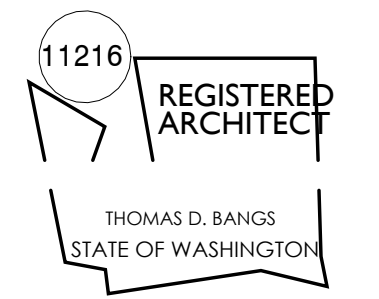


PHASE:
 22.09.01 As-Builts
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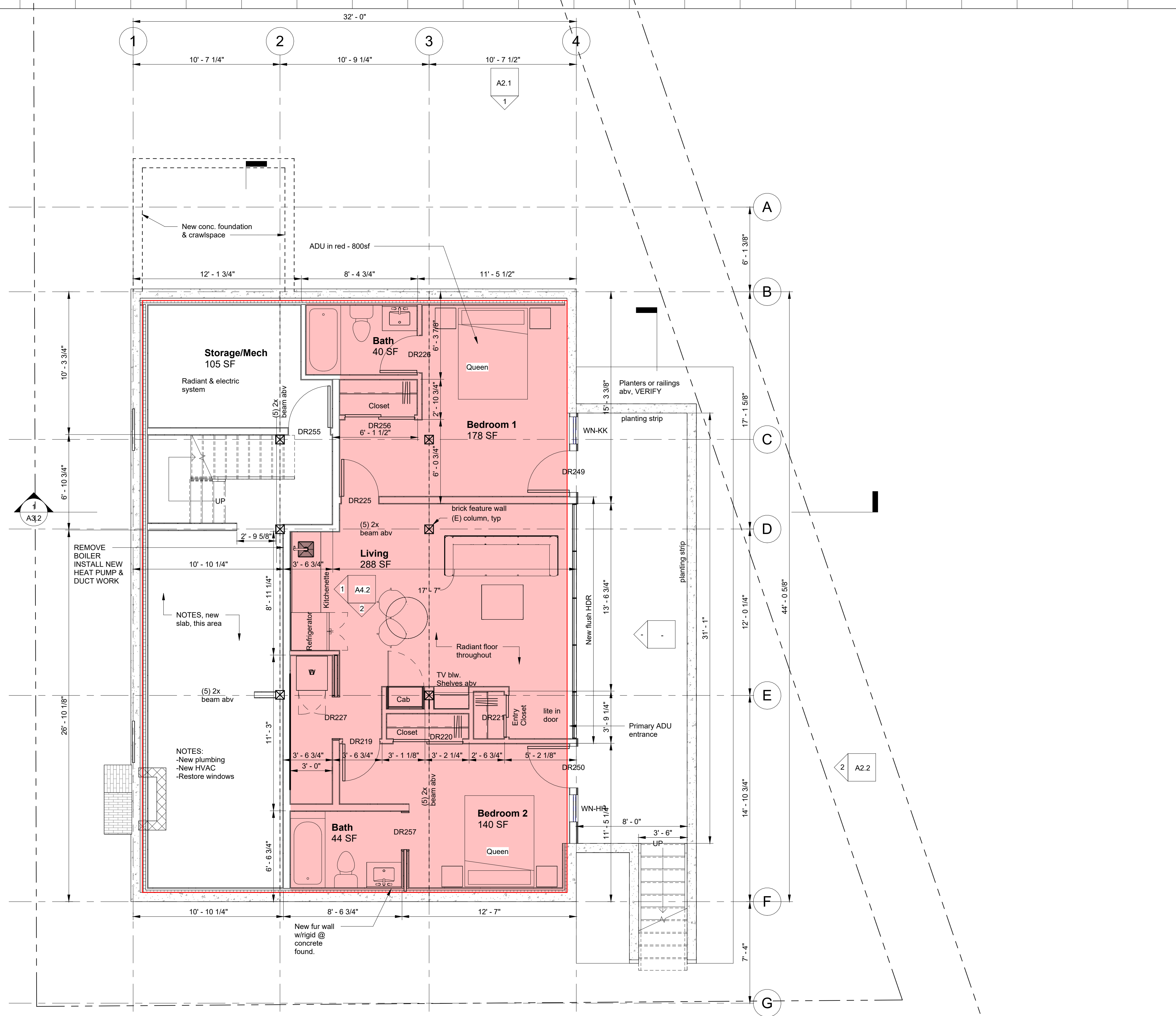
Address:
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 Phone:

DATE: 23.08.21

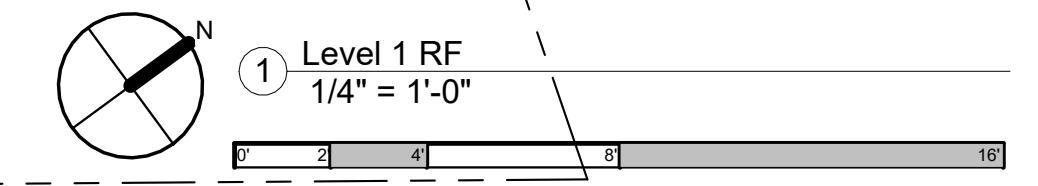
SCALE: 1/4" = 1'-0"

**Level 1
 Floor Plan**

**DD8.1
 A1.1**



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1409 SF	
Level 2 RF	Area	1572 SF	
Level 3 RF	Area	1163 SF	
: 3		4145 SF	
Grand total: 3		4145 SF	



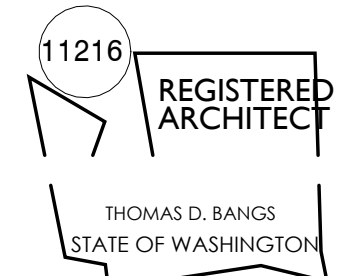


PHASE:
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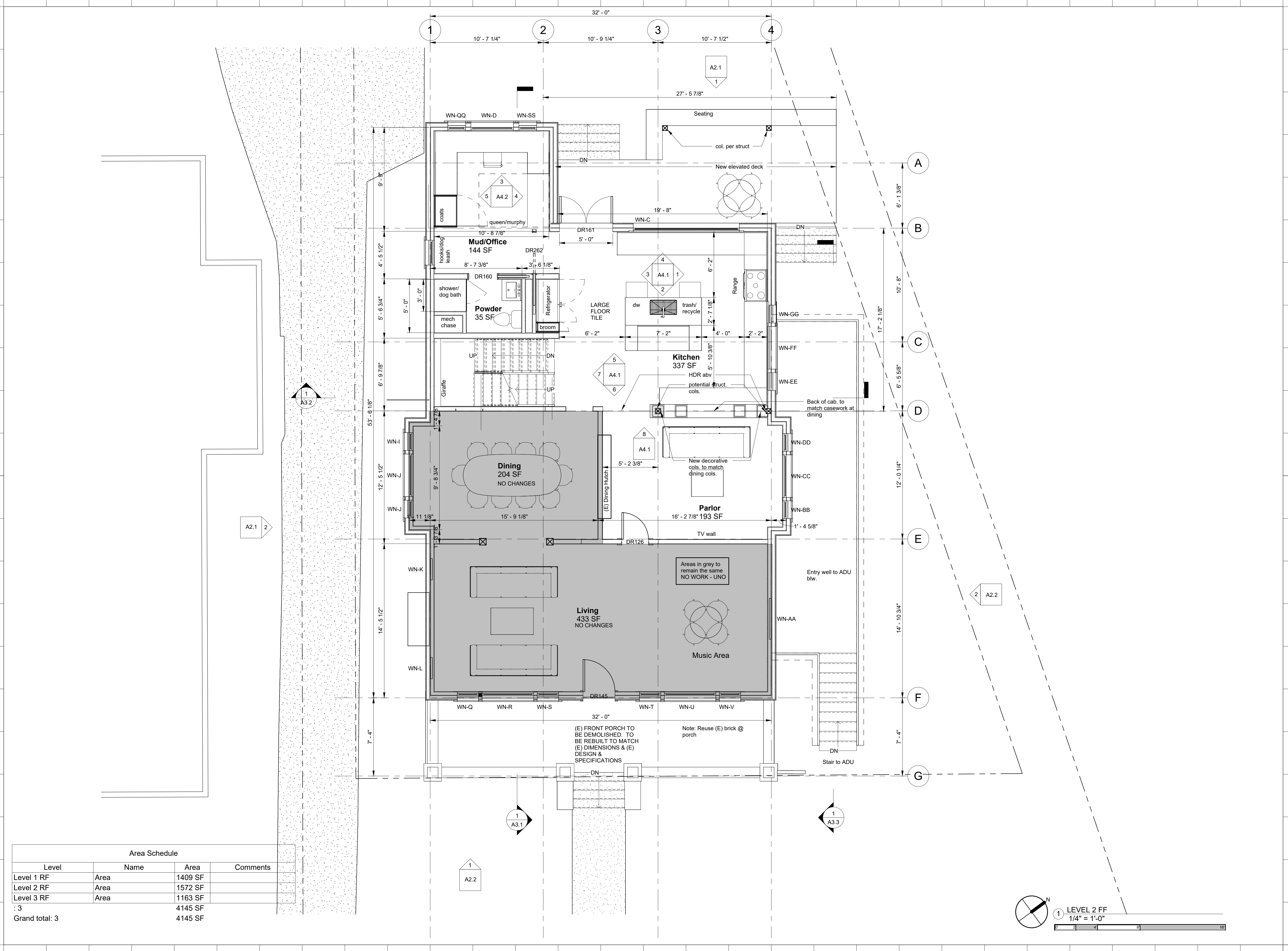
Address:
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 Wenatchee, WA 98801
 Phone:

DATE: 23.08.21

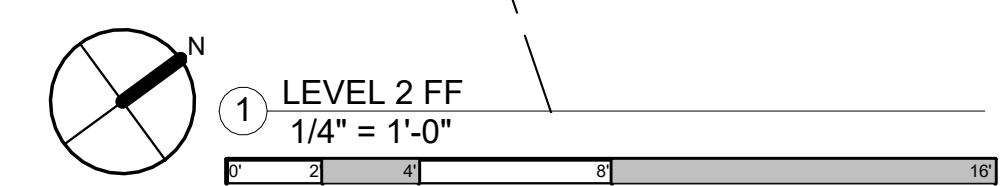
SCALE: 1/4" = 1'-0"

Level 2 Floor Plan

**DD8.1
 A1.2**



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1409 SF	
Level 2 RF	Area	1572 SF	
Level 3 RF	Area	1163 SF	
: 3		4145 SF	
Grand total: 3		4145 SF	





PHASE:
 22.09.01 As-Builts
 22.11.03 SD1
 22.11.23 SD2
 23.04.18 SD4
 23.05.03 SD5
 23.05.09 SD6
 23.06.06 DD7
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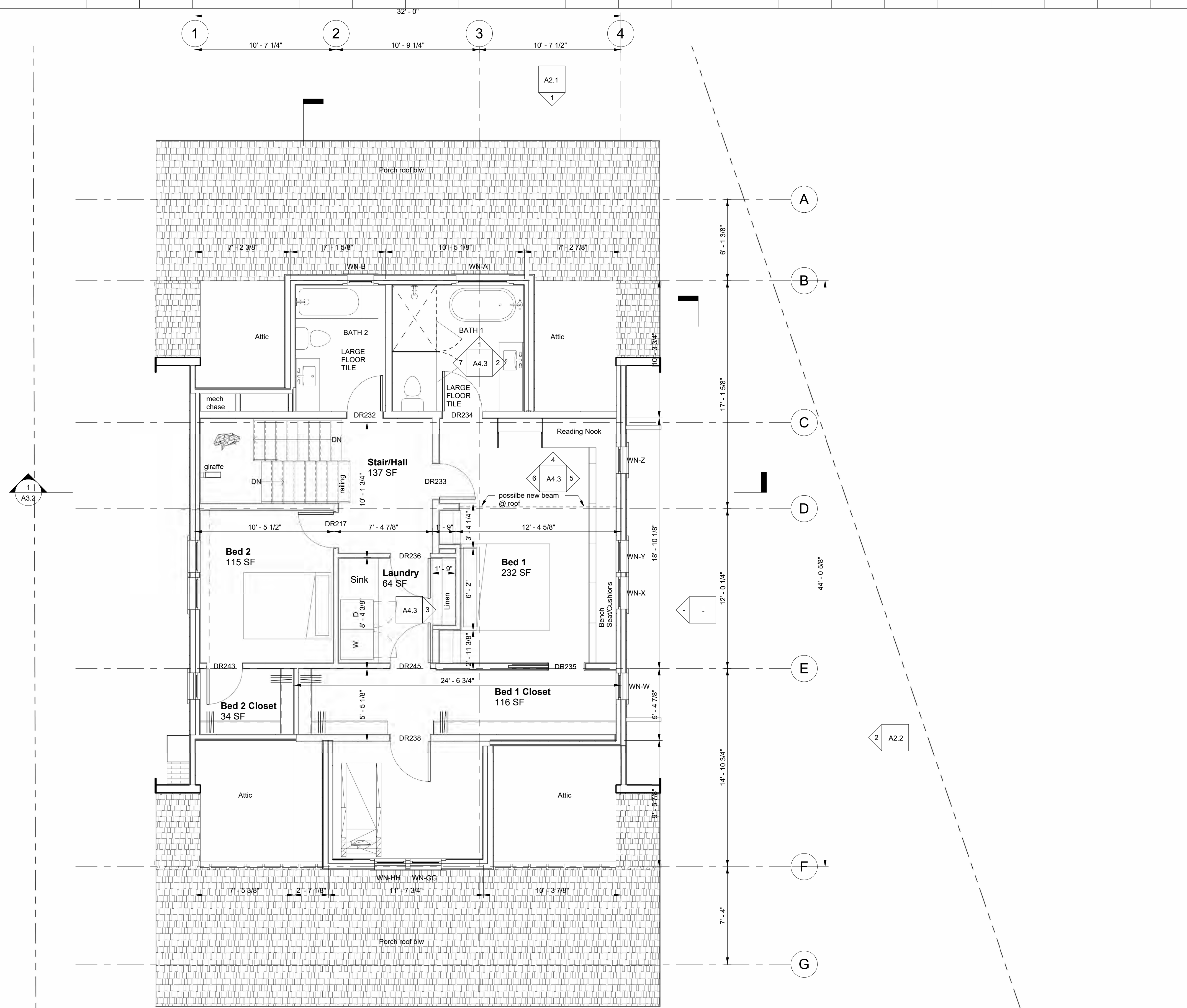
Address:
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DATE: 23.08.21

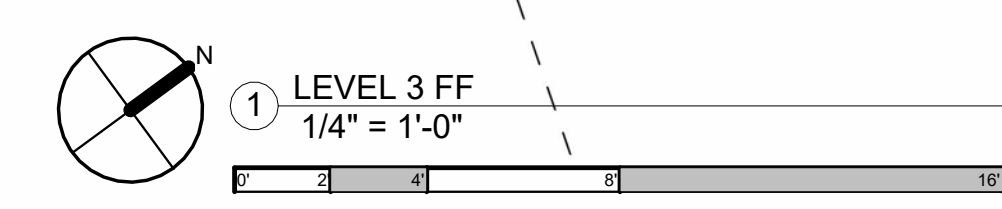
SCALE: 1/4" = 1'-0"

Level 3 Floor Plan

**DD8.1
 A1.3**



Area Schedule			
Level	Name	Area	Comments
Level 1 RF	Area	1409 SF	
Level 2 RF	Area	1572 SF	
Level 3 RF	Area	1163 SF	
: 3		4145 SF	
Grand total: 3		4145 SF	





PHASE:
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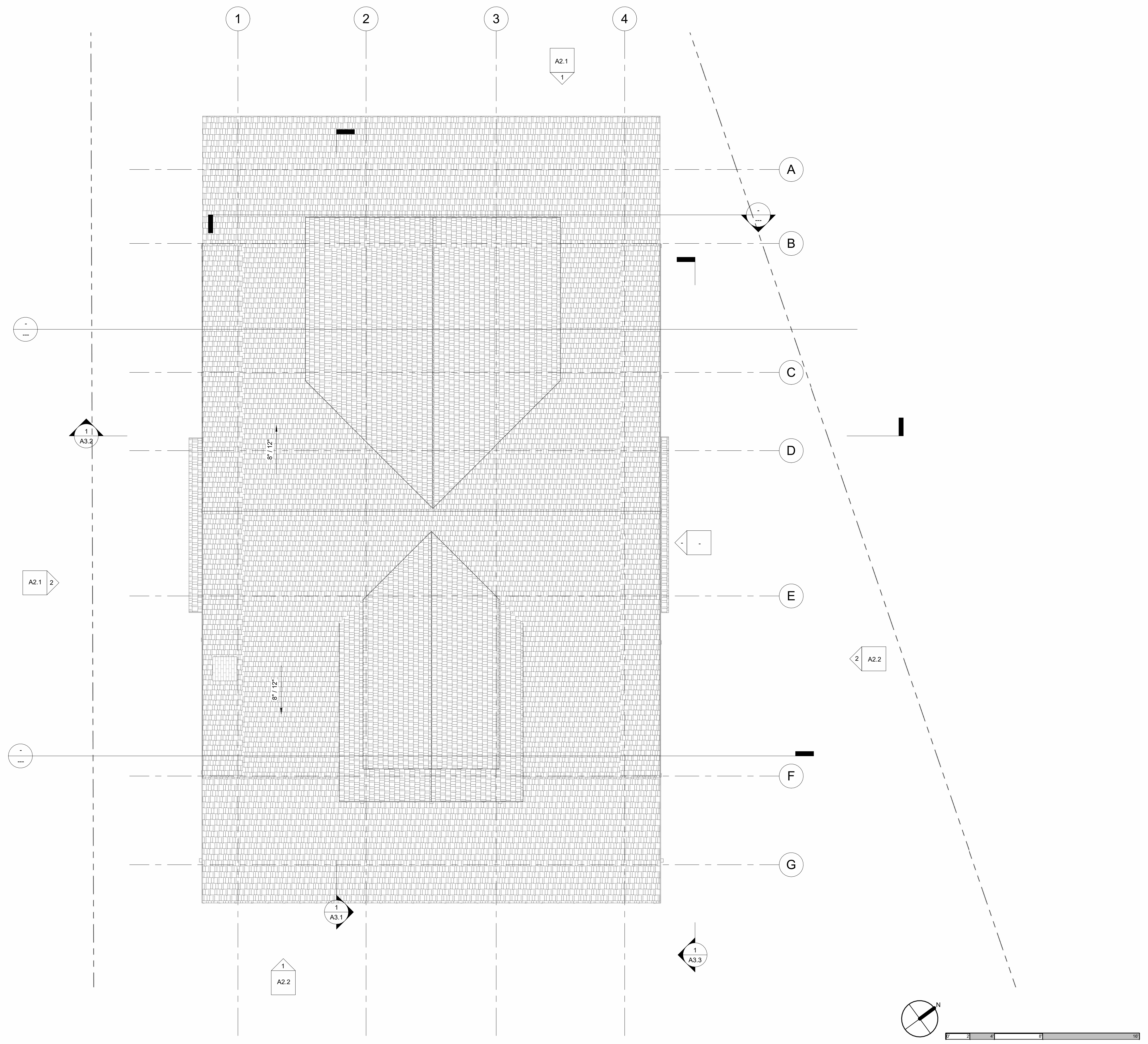
Address:
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Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

Roof Plan

DD8.1
A1.4





PHASE:

22.09.01	As-Builts
22.11.03	SD1
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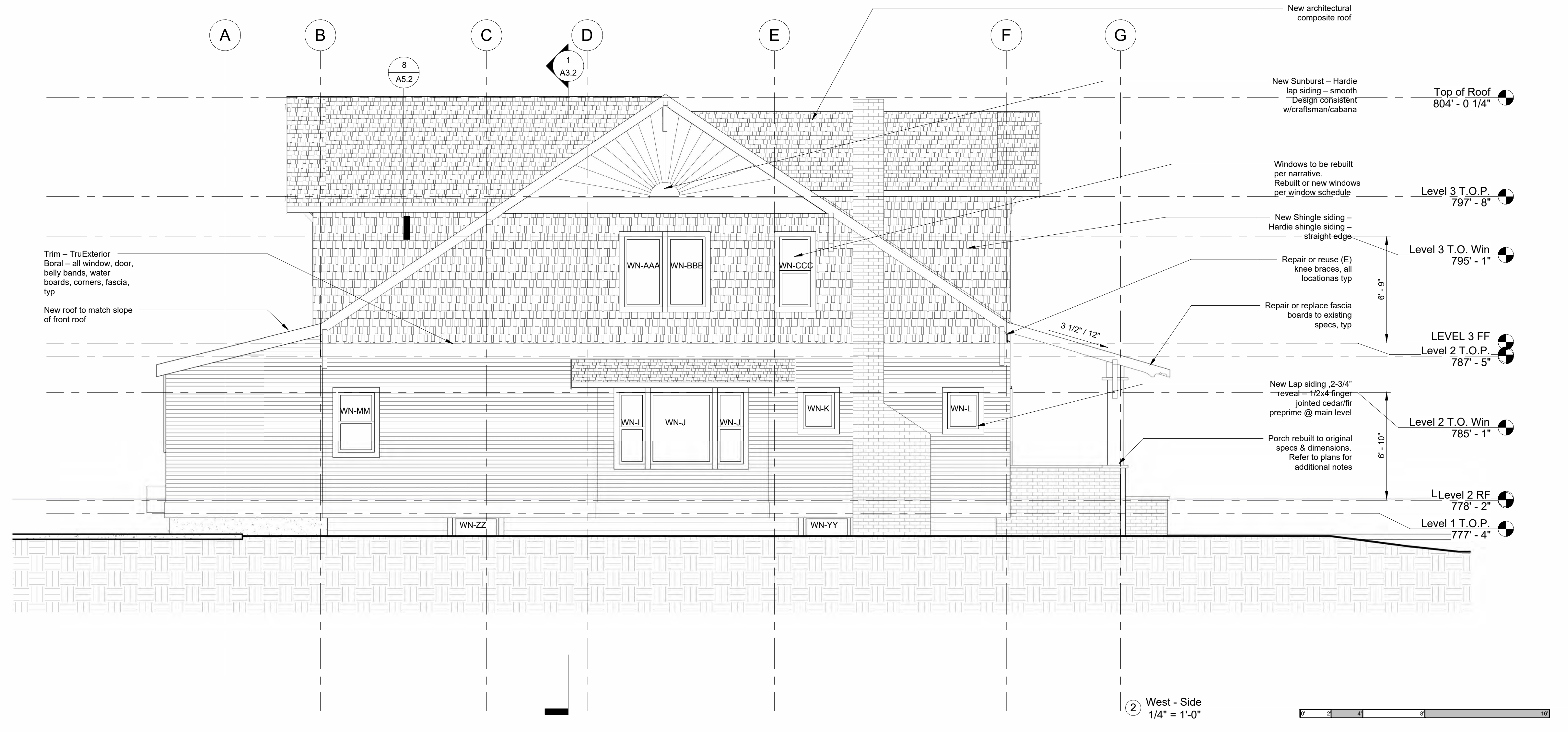
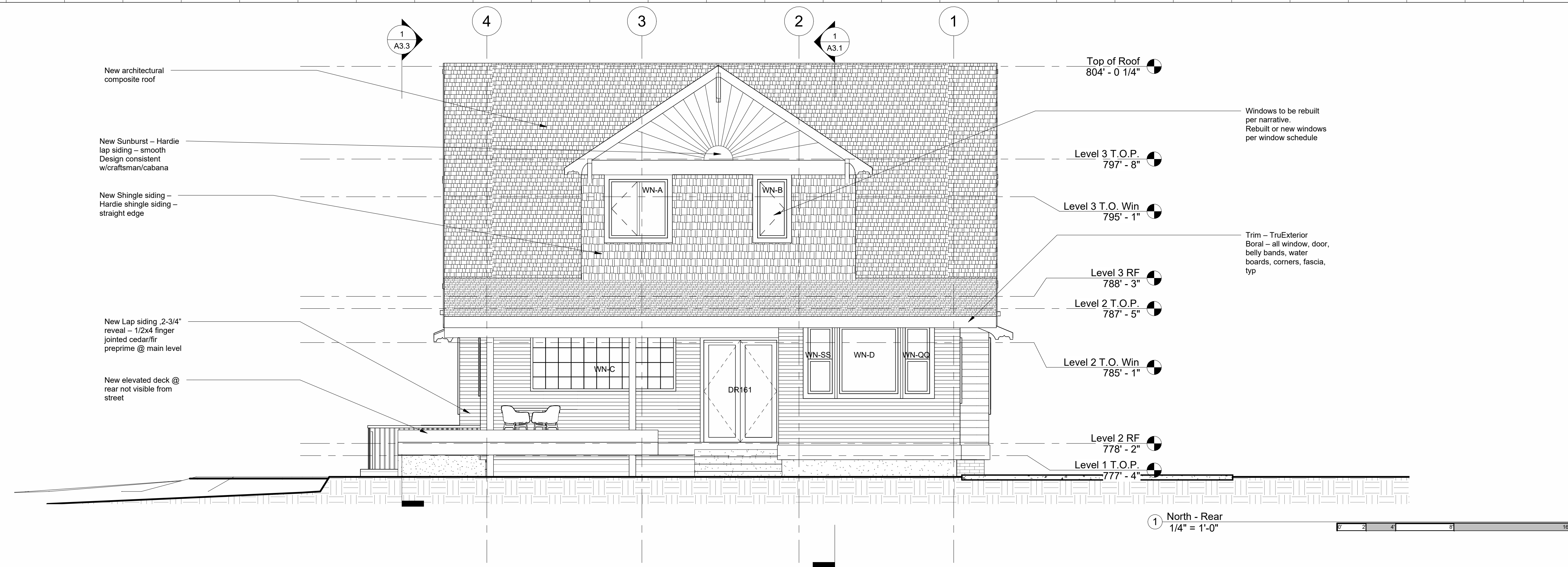
OWNER:
Name: Stephen & Karen Grudier
Address: 500 King Street
Wenatchee, WA 98801
Phone:

DATE: 23.08.21

SCALE: 1/4" = 1'-0"

Elevations

DD8.1
A2.1





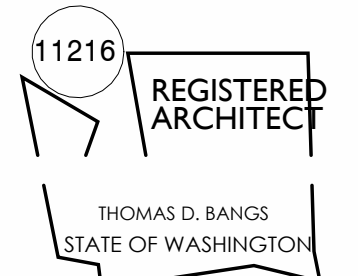
PHASE:

22.09.01	As-Builts
22.11.03	SD1
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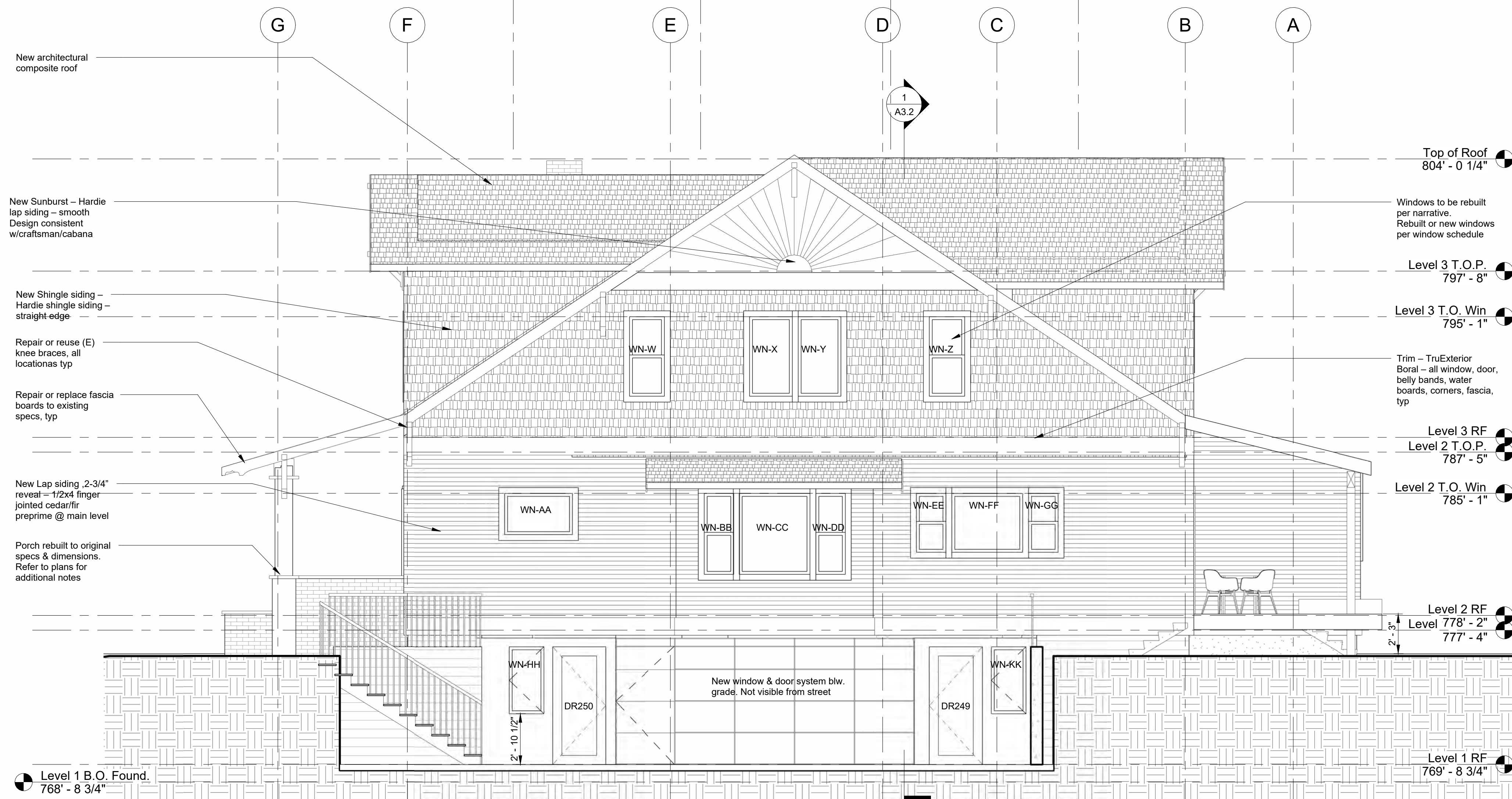
SCALE: 1/4" = 1'-0"

Elevations

DD8.1
A2.2



1 South - Front
1/4" = 1'-0"



2 East - Side
1/4" = 1'-0"

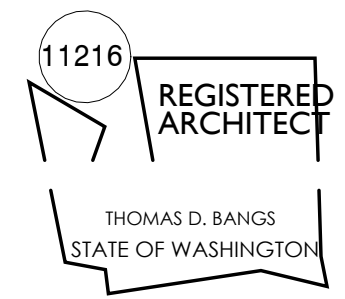


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 22.09.01 As-Builts
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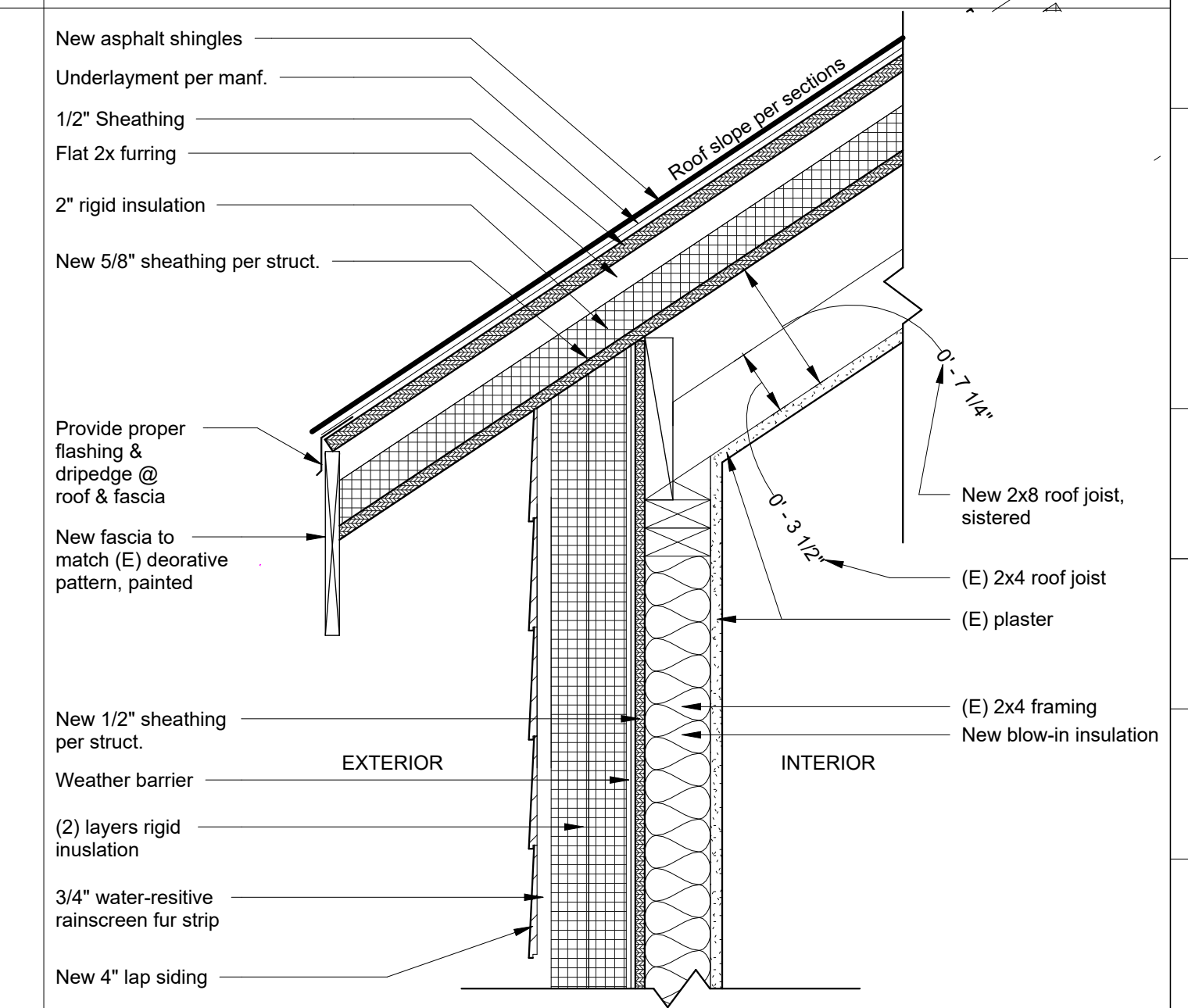
GRUDIER RESIDENCE

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DATE: 23.08.21

SCALE: 1 1/2" = 1'-0"



8 Eave Detail - G
 1 1/2" = 1'-0"

Exterior
 Details

DD8.1
 A5.2

WINDOW NOTES:
 1. Refer to exterior elevations, Sheets A2.1 & A2.2 to verify which window units are Safety glass and Egress
 2. PROVIDE WINDOW LIMITING DEVICES TO PREVENT THE PASSAGE OF A 4" SPHERE AT OPERABLE WINDOWS WHERE TOP OF SILL <24" ABV FIN. FLR. & >72" ABV FIN. GRADE OR SURFACE OF EXTERIOR PER IRC R312.2.1, TYP
 3. PROVIDE TEMPERED SAFETY GLASS @ LOCATIONS PER COVERSHEET A0.1, GENERAL NOTES
 4. VERIFY MANF. & MODEL W/OWNER

Window Schedule - Main House

Mark	New/Rebuilt	Phase Demolished	Level	#	Manf.	Model.	Operation	Fin. Width	Fin. Height	Rough Width	Rough Height	Material	Ext. Color	Int. Color	Egress	Safety	U-Value	Area	UA	Comments
WN-A	New	None	LEVEL 3 FF	1	Marvin			4' - 0"	4' - 0 1/4"	7' - 0"	4' - 0"	Fiberglass	Black					16 SF		
WN-B	New	None	LEVEL 3 FF	1	Marvin			2' - 0"	4' - 0 1/4"	3' - 0"	4' - 0"	Fiberglass	Black					8 SF		
WN-C	New	None	LEVEL 2 FF	1	Marvin			9' - 11 1/2"	3' - 11 1/2"	10' - 0"	4' - 0"	Fiberglass	Black					39 SF		
WN-D	New	None	LEVEL 2 FF	1	Marvin			4' - 0"	4' - 7"	3' - 0"	6' - 8"	Fiberglass	Black					18 SF		
WN-EE	New	None	LEVEL 2 FF	1	Marvin			1' - 8"	3' - 4"	3' - 0"	6' - 8"	Fiberglass	Black					6 SF		
WN-FF	New	None	LEVEL 2 FF	1	Marvin			4' - 0"	3' - 4"	3' - 0"	6' - 8"	Fiberglass	Black					13 SF		
WN-GG	New	None	LEVEL 2 FF	1	Marvin			1' - 8"	3' - 4"	3' - 0"	3' - 4"	Fiberglass	Black					6 SF		
WN-HH	New	None	Level 1 RF	1	Marvin			1' - 11 1/2"	3' - 9 1/2"	2' - 0"	3' - 10"	Fiberglass	Black					7 SF		
WN-KK	New	None	Level 1 RF	1	Marvin			1' - 11 1/2"	3' - 9 1/2"	2' - 0"	3' - 10"	Fiberglass	Black					7 SF		
WN-QQ	New	None	LEVEL 2 FF	1	Marvin			1' - 8"	4' - 7"	3' - 0"	6' - 8"	Fiberglass	Black					8 SF		
WN-SS	New	None	LEVEL 2 FF	1	Marvin			1' - 8"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					8 SF		
WN-AA	Rebuilt	None	LEVEL 2 FF	1				3' - 10"	2' - 4"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-AAA	Rebuilt	None	LEVEL 3 FF	1				2' - 5"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					11 SF		
WN-BB	Rebuilt	None	LEVEL 2 FF	1				1' - 8"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					8 SF		
WN-BBB	Rebuilt	None	LEVEL 3 FF	1				2' - 5"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					11 SF		
WN-CC	Rebuilt	None	LEVEL 2 FF	1				4' - 0"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					18 SF		
WN-CCC	Rebuilt	None	LEVEL 3 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-DD	Rebuilt	None	LEVEL 2 FF	1				1' - 8"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					8 SF		
WN-GG	Rebuilt	None	LEVEL 3 FF	1				2' - 4"	4' - 6"	2' - 6 1/2"	3' - 6 1/2"	Existing, rebuilt	Black					11 SF		
WN-HH	Rebuilt	None	LEVEL 3 FF	1				2' - 4"	4' - 6"	2' - 6 1/2"	3' - 6 1/2"	Existing, rebuilt	Black					11 SF		
WN-I	Rebuilt	None	LEVEL 2 FF	1				1' - 8"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					8 SF		
WN-J	Rebuilt	None	LEVEL 2 FF	1				4' - 0"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					18 SF		
WN-K	Rebuilt	None	LEVEL 2 FF	1				1' - 8"	4' - 7"	3' - 0"	6' - 8"	Existing, rebuilt	Black					8 SF		
WN-L	Rebuilt	None	AVE. HEIGHT	1				2' - 0"	2' - 4"	3' - 0"	6' - 8"	Existing, rebuilt	Black					5 SF		
WN-MM	Rebuilt	None	LEVEL 2 FF	1				2' - 0"	2' - 4"	3' - 0"	6' - 8"	Existing, rebuilt	Black					5 SF		
WN-MM	Rebuilt	None	LEVEL 2 FF	1				2' - 4"	3' - 10"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-Q	Rebuilt	None	LEVEL 2 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-R	Rebuilt	None	LEVEL 2 FF	1				4' - 10"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					22 SF		
WN-S	Rebuilt	None	LEVEL 2 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-T	Rebuilt	None	LEVEL 2 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-U	Rebuilt	None	LEVEL 2 FF	1				4' - 10"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					22 SF		
WN-V	Rebuilt	None	LEVEL 2 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-W	Rebuilt	None	LEVEL 3 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-X	Rebuilt	None	LEVEL 3 FF	1				2' - 5"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					11 SF		
WN-Y	Rebuilt	None	LEVEL 3 FF	1				2' - 5"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					11 SF		
WN-YY	Rebuilt	None	Level 1 RF	1				3' - 0"	1' - 8"	3' - 0"	6' - 8"	Existing, rebuilt	Black					5 SF		
WN-Z	Rebuilt	None	LEVEL 3 FF	1				2' - 0"	4' - 6"	3' - 0"	6' - 8"	Existing, rebuilt	Black					9 SF		
WN-ZZ	Rebuilt	None	Level 1 RF	1				3' - 0"	1' - 8"	3' - 0"	6' - 8"	Existing, rebuilt	Black					5 SF		

TOTALS: 38

412 SF 0 SF

Door Schedule - Energy Calculations

Level	Location	Door Number	Type Mark	Width	Height	Function	Glazing	Safety Glass	Target U-Value	Area	UA	Comments
Level 1 RF		DR249	DR165	3' - 0"	6' - 8"	Exterior	Yes	Yes	0.28	20 SF	6 SF	
Grand total:										20 SF	6 SF	

Grand Total	1,438sf	402sf
AREA WEIGHTED = UA/A = 0.28		0.28 MIN UA REQUIRED PER WSEC 2015 ENERGY CODE, TABLE 402.1.1
= 402 / 1,438 = 0.28		Per 1.3 EFFICIENT BUILDING ENVELOPE, window U-Value updated to 0.28.

Mechanical Equipment Schedule - M000

Type Mark	Count	Equipment Type	Location	Manufacturer	Model	Fuel	Efficiency - Min HSPF	Comments



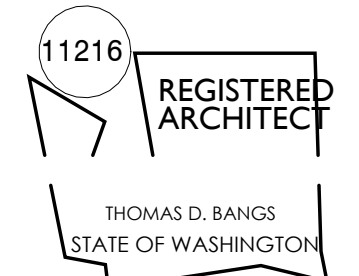
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- 22.11.23 SD2
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Phone:

DATE: 23.08.21

SCALE:

Schedules,
Specifications
& Energy
Tables
A6.1