

**WENATCHEE HISTORIC PRESERVATION BOARD**  
**REGULAR MEETING**  
**February 7, 2024**

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| <b>AGENDA</b> |
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- I.     **CALL TO ORDER: 5:30 PM**
  
- II.    **ADMINISTRATIVE AFFAIRS**
  - A.    Approval of the minutes from the regular meeting of January 10, 2024
  
- III.   **PUBLIC COMMENT PERIOD (10 MINUTES)**
  - Comment for any matters not identified on the agenda.
  
- IV.    **OLD BUSINESS**
  - A.    Historic Signs and Review of Letter to Mayor's Office
  
- V.     **NEW BUSINESS**
  - A.    Staff Update
  
- 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](mailto: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 5:31 p.m. with the following members in attendance: Heather Ostenson, Blythe Kelly, Bob Culp, Mark Seman and Darlene Baker. Jon Campbell was absent. City Planning staff was represented by Stephen Neuenschwander, Assistant Director; Kirsten Larsen, Senior Planner; Eva Osburn, Administrative Assistant.

**II. ADMINISTRATIVE AFFAIRS**

- A. Amendment of January 10, 2024 agenda. Board member Mark Seman asked to include a discussion of proposed work at the city pool.

**Board member Darlene Baker moved to include this item to the agenda. Board member Mark Seman seconded the motion. The motion carried.**

- B. Approval of the minutes from the regular meeting of December 6, 2023.

Ostenson asked for the minutes to reflect Robert Kruger gave testimony and Amy Jones gave rebuttal and closing remarks for 100 S Emerson and Sally Freed gave a presentation gave testimony for 914 Idaho Street.

**Board member Mark Seman moved to accept the minutes with corrections. Board member Darlene Baker seconded the motion. The motion carried.**

**III. PUBLIC COMMENT PERIOD (10 MINUTES)**

None

**IV. NEW BUSINESS**

- A. Public Hearing: Historic Signs

Kirsten Larsen, Senior Planner, gave a presentation. Board members asked questions. The topic will resume at next month's meeting.

- B. Kirsten Larsen, Senior Planner, gave a staff update. Jessica Adams, Director of Development and Communication at the Museum, gave an update for the historic tour. Kirsten Larsen announced that the Historic Preservation Board received a grant from Washington Trust for Historic Preservation – Valerie Sivinski Fund in the amount of \$2000 for conducting the historic context study.

- C. Board had a discussion regarding a potential mural at the city pool at Pioneer Park.

**Mark Seman moved to draft a letter for review of the board to send to the City Parks & Recreation Cultural Services Department and the Mayor's Office if they deem necessary describing thoughts and opinion on the mural being painted on the mid-century brick city pool building. Blythe seconded the motion. The motion carried.**

- D. Election of chair and co-chair for 2024

**Darlene Baker moved for Heather Ostenson to remain chair for 2024. Blythe Kelly seconded the motion. The motion carried.**

**Heather Ostenson moved for Blythe Kelly to co-chair for 2024. Board member Darlene Baker seconded the motion. The motion carried.**

**V. OTHER**

**VI. ADJOURNMENT**

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:55p.m.

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

DRAFT

February XX, 2024

Dear Mayor Poirier and the City of Wenatchee Council,

The Wenatchee Historic Preservation Board recently became aware of the City of Wenatchee Parks, Recreation and Cultural Services Department's current efforts to paint the restroom and swim center at Pioneer Park. We would like to raise awareness and encourage the conservation of a potential historic resource under the powers and duties of the historic preservation board provided in WCC Section 2.36.070(1) and more specifically subsections (2)(i) and (j). This letter serves as a means to provide comment and advise the City Council on this program being undertaken by an agency of the city and advise on the historic preservation opportunity.

The buildings are not on our local nor national register; however, we do recognize the unique character of the swim center building and feel it would qualify for nomination to historic registers. It is one of the very few examples we have of a commercial/public Mid-century Modern architectural style building.

While we understand these buildings are not on our local nor national register, we do recognize the unique character of the swim center building and feel it would qualify for nomination to historic registers. It is one of the very few examples we have of a commercial/public Mid-century Modern architectural style building.

The Board's philosophy towards brick follows that of the Secretary of the Interior's various *Standards*. The Secretary of the Interior's *Standards for the Treatment of Historic Properties* offers this recommendation about masonry (brick):

*Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.*

The Standards do not recommend:

1. *Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.*
2. *Replacing historic masonry features instead of repairing or replacing only the deteriorated masonry.*
3. *Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated.*
4. *Removing paint from historically-painted masonry.*

*Brick* is an architectural material that generally is not meant to be painted. It is a weather-resistant veneer that protects the structure from rain, wind & sun without additional coatings. The brick veneer of these facilities is at a pedestrian point of view and demonstrates a high quality of masonry workmanship.

The addition of paint will increase the need for future maintenance of the facades as the paint will more easily degrade over time. Painting of the brick will detract from the simple architectural style of the swim center building. We feel the swim center is a public Mid-century Modern style buildings that is worthy of formal and informal preservation efforts by the City of Wenatchee.

We know there has been public advertising to find muralist for this work. We feel there are alternatives to the complete disfiguring of the brick facades, therefore we want to offer thoughtful alternatives.

Alternative approaches, we suggest and recommend:

- 1) The restroom facility could be painted; however, we recommend that the swim center should not be painted. The restroom does not have the gravitas or historic qualities of the swim center.
- 2) Use a clear graffiti resistant coating on the swim center rather than paint to deter vandalism and make removal easier.
- 3) Allow mural painting only on the pool-facing façade of the swim center.

Thank you for your consideration of the recommendations and suggestions of the City of Wenatchee Historic Preservation Board. The Chair of the Board or her designee is willing to meet with you or the City of Wenatchee Parks, Recreation and Cultural Services Department to further discuss these recommendations.

Respectfully,  
Wenatchee Historic Preservation Board

We also offer the following perspectives of other professional figures involved with historic preservation:

*With regard to historic homes and a neighborhood's architectural guidelines, which advise against painting original brick, Memphis Landmarks Staff Planner, architectural historian and window expert Margot Payne says the idea is "more than maintaining the original look of the facade. Paint will only temporarily hide moisture and efflorescence issues. Sealing one side of the brick with paint will trap additional moisture and salts within the wall, causing further damage over time. For homeowners, understanding it is an issue of practicality and longevity for their home, in addition to historic integrity, might make them more amenable to the guideline restrictions on painting."*

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*"Water. Water is our enemy in historic buildings," said restoration expert Chooch Pickard, who is also an architectural designer at A2H. "If any water gets in and behind the paint on the brick, it can freeze and then thaw and damage the brick."*

*What is easy to overlook and should be a growing concern for homeowners is the fact that brick is a breathable material. This characteristic takes on added importance as we experience climate extremes in heat and, in recent back-to-back winters, plunging temperatures and deep freezes. "A brick wall – even today's brick veneers – have air spaces behind the brick, and that brick is made to breathe. Any water that gets in gets to that air space; it eventually dries out before it can get into the building."*

*"The other thing with painting brick – a lot of times you're covering up the character the wall. Brick is not a monochromatic color. It's not meant to be. The mortar is another color or has been uniquely picked to match. I mean, the design of that wall, the original intent in its design was never meant to be monochromatic."*

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*Brick "breathes." Unless it can't. Trapped moisture is the main issue in the relationship between brick and paint. "Once you put a membrane [like paint] over the brick, it can no longer breathe," says Mike Palmer, a masonry contractor and president of the upstate New York chapter of Mason Contractors Association*

*of America. Brick is the ultimate "coat" for your home, protecting it from all the elements while letting it breathe, too. ..., your home's coat adjusts as needed to protect your home from rain, sleet, snow, heat, etc. Putting paint on it is like encasing it in plastic. It'll breathe no more.*

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*The time and money it takes (plus the risk to the brick's integrity) to remove existing paint makes it a challenging task. Power-washing or sandblasting can damage the brick, so it all has to be painstakingly stripped away using chemicals.*

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The Secretary of the Interior's Standards for the Treatment of Historic Properties can be found at:  
<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

*Other websites discussing the painting of brick:*

<https://mcgillrestoration.com/reasons-why-you-shouldnt-paint-your-brick-building/>

<https://rapidcitypaintingpros.com/why-painting-brick-is-bad>

<https://masonryadvisorycouncil.org/wp-content/uploads/2020/10/Staining-Brick-Masonry.pdf>

<https://detroitbrickcollc.com/blog/why-you-shouldnt-paint-brick/>