City of Wenatchee

Historic Preservation Program

The Wenatchee Register of Historic Places & Design Guidelines for Residential Properties

What is Historic Preservation?

Historic preservation is the process of preserving significant historic resources such as buildings, sites, and objects. This includes the management of changes, such as new additions being added, moving or otherwise altering those historic resources while allowing them to remain vital and productive. The City of Wenatchee is rich in history. Historic properties are significant reminders of the past are those buildings, sites, objects and districts that maintain historical integrity and whose "character defining" features reflect the events and people that shaped this community. Historic properties are valuable and irreplaceable commodities because they contribute to Wenatchee's unique *sense of place.*

The Wenatchee Historic Preservation Board

Established 1993

The Wenatchee Historic Preservation Board is comprised of a group of citizens appointed by Wenatchee's Mayor and Council to assist staff in administering the Historic Preservation program.

The program identifies and lists historic properties on the *Wenatchee Register of Historic Places* as well as reviews all construction projects (alterations and additions) to historic properties that are listed on the *Register.* The Board may also advise the City Council on issues related to the preservation of Wenatchee's heritage.

The Wenatchee Register of Historic Places

Significant historic properties are eligible for listing on the *Wenatchee Register of Historic Places*. Designation is recommended by the Historic Preservation Board and awarded by the Wenatchee City Council.

Designation of a property to the *Register* is honorary, but also carries requirements for the building's historic qualities to remain intact and maintained. Associated with the program is a tax incentive program for a reduction in property taxes after an approved restoration occurs at the building. Read more on this program in the "Special Valuation" brochure.

"Requirements for designation" to the *Register* are included in this publication.

Requirements for Designation to Wenatchee Register of Historic Places

To qualify for the Register, a property must meet one or more of the following criteria.

The Property:

- *is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.*
- *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.*
- *is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.*
- *exemplifies or reflects special elements of the City's cultural, special, economic, political, aesthetic, engineering or architectural history.*
- *is associated with the lives of persons significant in national, state, or local history.*
- *has yielded or is likely to yield important archeological information.*
- *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.*
- *is a birthplace or grave of a historical figure of outstanding importance and is the only surviving structure or site associated with the person.*
- *is a cemetery which derives it primary significance from age, from distinctive design features, or from association with historic events*
- *is a reconstructed building that has been executed in an historically accurate manner on the original site.*
- *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.*

Process: If your property meets one or more of the criteria for designation and you are interested in the continued preservation and protection of your property, please call the Historic Preservation Office at 888-6243 for assistance in the preparation of the nomination form and to discuss the procedures for designation. Researching your home's architecture, its ownership history, and gathering any historic photographs and documents is a part of the nomination process.

- The Wenatchee Historic Preservation Board reviews all properties nominated to the Register. With their recommendation, the City Council reviews and makes the final decision for the property to be included on the Register.
- A $42 filing fee must be paid when a property is designated to the *Wenatchee Register of Historic Places* payable to the City of Wenatchee. This filing is made with the Chelan County Auditor and is attached to the property's title information.
- A bronze plaque may be available for purchase.

Design Review is the process by which the Wenatchee Historic Preservation Board reviews proposed changes to Wenatchee's historic resources. Any work done on a property listed on the Wenatchee Historic Register of Historic Places (individually or in a local historic district) that would require a building permit will need a "certificate of appropriateness" from the Wenatchee Historic Preservation Board or staff to approve the work. These changes include alterations to historic structures, demolition of historic structures, new construction, or change of use. The property owner of a listed historic property is required to submit plans for any changes to the Historic Preservation Office and the Board for review of the work and a "certificate of appropriateness" prior to applying or obtaining a permit and before work begins.

Secretary of the Interior Guidelines for Rehabilitation and Maintenance of Historic Structures

The goal of preservation is to keep our historic structures intact for future generations to enjoy! Any restoration, remodeling and other alterations to the structure must follow the Secretary of Interior Guidelines:

REHABILITATION:

1. 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.
2. 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.
3. 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.
4. 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.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. 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.
7. 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.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. 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.
10. 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.

Maintaining the Historic Home

The continuous maintenance of historic buildings is an important part of protecting the owner's investment. Historic buildings require special attention to details. Any maintenance program should recognize the unique *character-defining features* of the building. The most significant cost item can be the weather-tight quality of the exterior. Routine inspection of all components is necessary as well as considering repairs that match original materials in composition, design, size, color and quality.

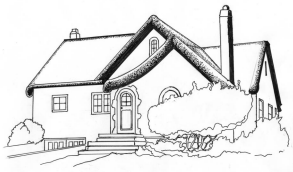
The following information about maintenance is from the Secretary of Interior's Standards:

MAINTENANCE:

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck-pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

Architectural Styles

Wenatchee has many historic properties in a variety of architectural styles. They are extraordinary examples of quality architecture and are important to the city's heritage.



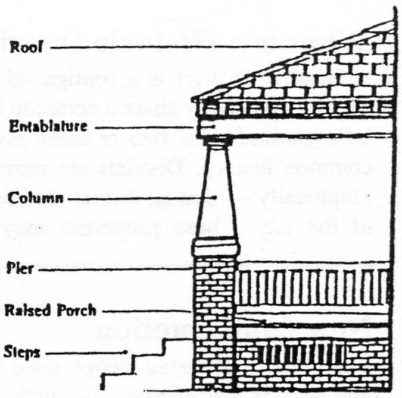
Greek Revival - with its classical influences
Colonial Revival - with details of Colonial America; may include Southern Colonial and Georgian details
Queen Ann - the flamboyant designs of Victorian America
Tudor Revival - elements of English & French country homes
Art Moderne - inspired by uncluttered modern design
Craftsman - inspired by the Arts and Crafts era influences
Bungalow - a cottage design popular in the 1930's
Mission - Spanish designs seen in use of materials
Four Square - Square style on both floors, may include uniform dormers and hip roof
Vernacular- a design which represents a broad spectrum of design influences.

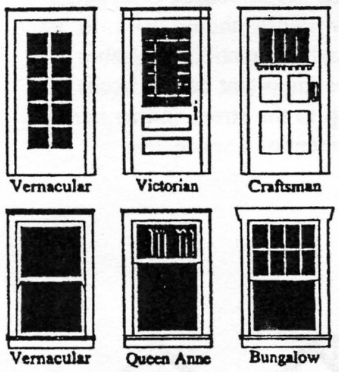
The character of Wenatchee historic neighborhoods is formed by common features shared by the individual older homes. Their relationship to the street with porches and front yards also establishes a *rhythm* of the street adding to the overall character of the neighborhood. The detached garage is an important feature of historic homes and should be maintained and *retained*. An newer attached garage or carport would require careful design to maintain the overall integrity of the historic property.

Materials & Details

Porches

The front porch of a historic house is an important feature, providing a threshold to the interior serving as a viewing platform to the street. Porches are composed of decorative elements, including millings and columns, which should be kept and maintained. The form of the columns may be round in the Classical Revival style, turned Victorian posts, or tapered columns of the Arts and Crafts era. Lost porches should be reconstructed from the original design with materials which reflect the original elements. Replacement columns and railings, which have no relationship to the house, diminish the historic character of the building.





Doorways

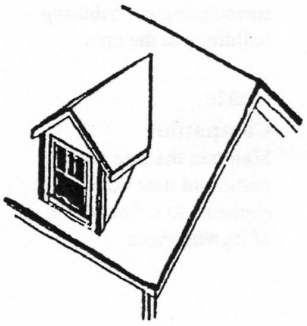
Each architectural style has features which help define it. Doors, especially the front door, serve as a significant statement of a building's architectural style. It is important to maintain the original door. A replacement door should match the original design in composition and material.

Windows

Like doors, windows are a major character defining feature of a building and a major contributor to its architectural style. If window replacement is necessary, the new window should duplicate the original in form, material, and size.

Roofs

Most historic houses were designed for cedar shingle roofs. Composition shingles are a compatible alternative and provide important features such as durability, weathertightness, and resistance to fire. Except for Mission Style houses, clay tile roofs should be avoided. Metal roofs and concrete tiles are also inappropriate. The addition of skylights and roof windows is inappropriate in historic houses; while dormers are appropriate.



Details

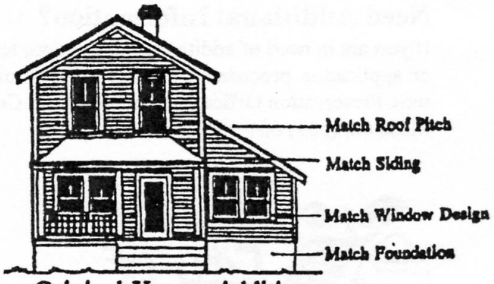
Much of the architectural style is reflected in the details. These details provide the unique character of the house and should be kept and maintained.

Alterations & Additions

When making changes to a historic building it is important to maintain the integrity of its historic form and features. Integrity is that quality in a building which ties it directly to its past. Modern lifestyles sometimes require houses to change to accommodate new activities. The Wenatchee Historic Preservation Board recognizes the need for buildings to accommodate new activities. A successful alteration or addition can be measured by how well the change meets the needs of the owner while maintaining the integrity of the historic home.

Decks

Decks are a frequent addition to older homes and require a sensitivity to the architectural style of the house. A railing design which reflects the older house would be more appropriate than a modern design. Decks should not be located on the primary facade of the house, but placed to the side or rear of the building.



Original House Addition

Colors

Original colors are often the most appropriate for an older house. However, because colors are very subjective, other colors may need to be considered. In developing a color palette, consider the original colors as one of the options. Also limit the palette to a few colors.

Other Features

The older house may have other features which contribute to its architectural style. It is important to maintain these features, and not introduce new features which reflect another architectural style.

New Construction

The most challenging design issue within historic neighborhoods is that of new construction. The houses need to 'fit' with the neighborhood pattern. The preservation community realizes the need to sustain growth in all parts of the city, and supports construction of in-fill housing within older neighborhoods.

The goal for a newly constructed house in an older neighborhood is for the new residents to enjoy the benefits that older neighborhood offers. Its major benefit is its neighborhood character. A new house should look to its neighbors for inspiration and compatibility. Issues of height, scale, and massing are important design issues for a new house. Its relationship to the street and its neighbors is important in the placement of a new home.

Height

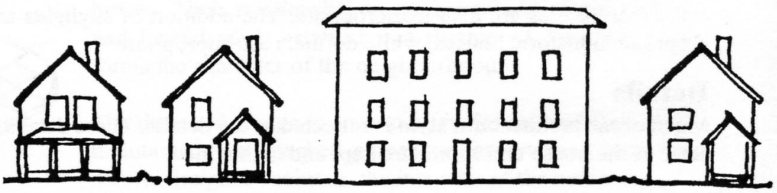
Compatible
Relate the height of new construction to adjacent structures. In general, new buildings should be an average of the height of surrounding contributing buildings in the area.

Not Compatible
Avoid new buildings that are considerably taller or shorter than the older buildings in the neighborhood.

Scale

Compatible
Maintain the size and proportion in new building elements to reflect those of its neighbors.

Not Compatible
Disrupting the scale and rhythm of the block, with oversized or under-detailed elements, violates the integrity of the street.



Massing

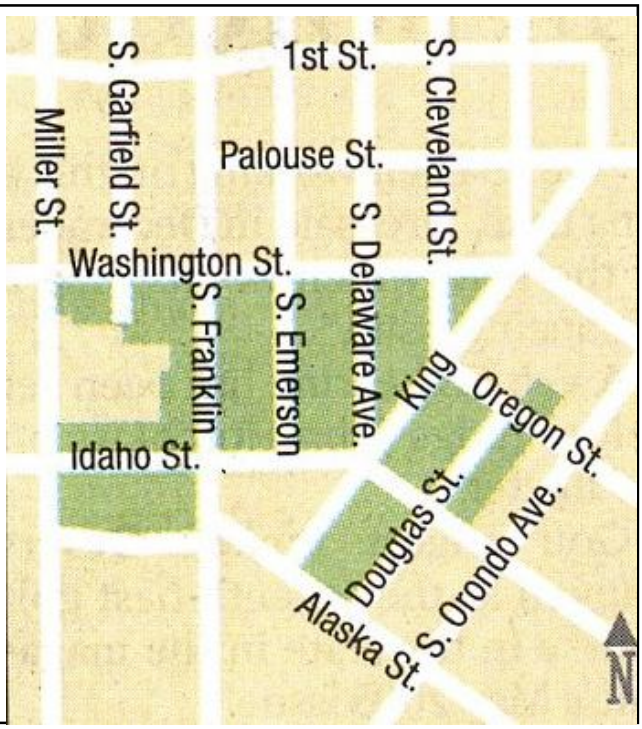
Compatible
Breaking up the forms into smaller, varied masses is common to historic buildings.

Not Compatible
Single, monolithic forms are intrusive when placed on a street with varied massing and detailed facades.

What is an Historic District?

A historic district is a contiguous group of buildings which *collectively share a common* heritage and can be two or more properties. Districts are most often organized due to their location together in one area of the city and may share other features - being built by an important person, share in an historic event, or be of the same or similar construction and design. Residential historic districts also share a common environment which includes streets, yards and other features which support the district designation.

The ***Grandview Historic District*** is Wenatchee first historic district of residential properties. This map indicates the boundaries for this district.



Need Additional Information? Information on historic preservation and how to apply to place a property on the *Wenatchee Register of Historic Places* or seek technical assistance can be obtained from the City of Wenatchee Historic Preservation office located at the Wenatchee Valley Museum & Cultural Center, 127 S. Mission or by calling 888-6243.

The Wenatchee Valley Museum and Cultural Center is a department of the City of Wenatchee.

Wenatchee Valley Museum & Cultural Center