

The Wenatchee Register of Historic Places & Design Guidelines for Commercial 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 adding to, moving or otherwise altering those historic resources while allowing them to remain vital and productive.

Why Preservation is Important to a Community

The City of Wenatchee is a community that is rich in history. Historic properties are tangible and significant reminders of the past. They are the buildings, sites, objects and districts that maintain historical integrity and their “character defining” features reflect the events and people that shaped this community. Historic properties are among the city’s most valuable and irreplaceable commodities because they contribute to Wenatchee’s unique *sense of place*.

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 its 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 Community Development Department at 888-3200 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 Community Development Department and the Board for review of the work and a "certificate of appropriateness" prior to applying or obtaining a permit and before work be-

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 adhere to the following 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.

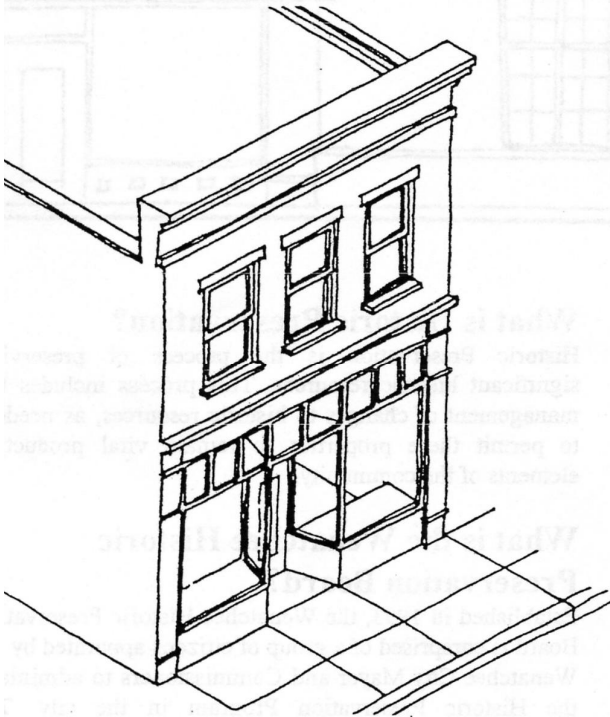
MAINTENANCE:

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 and are extraordinary examples of quality architecture and important to the city's heritage such as:

- *Art Deco* - with emphasis on geometric designs
- *Art Moderne* - inspiration of uncluttered modern design
- *Mission Revival* - with the details of Southwestern America
- *International Style* - inspired by industrial design
- *Commercial Vernacular* - a design representing a broad spectrum of design influences



Wenatchee central business district's commercial buildings are largely classified as **Commercial Vernacular**, a *common* building design to many cities in the west. The commercial vernacular building is composed of a facade with a design which includes a business entry, and one or more display windows forming a storefront.

The storefront may include a series of transom windows and a signboard above the display windows. The business entry is most often recessed, thereby providing additional exterior display area.

Often the building has a second floor, which traditionally would serve as a dwelling for the shop keeper. Today, many of these second floors serve as professional office space or apartment living units.

Set at the front property line and usually extending to the side property lines, the commercial building establishes the character and rhythm of the street.

This is an important feature to maintain downtown!

Alterations to existing buildings and all new construction should maintain and reinforce the street's character and rhythm.

Strategies for Redevelopment

The primary redevelopment principle for a historic commercial building is to bring it up to modern standards, while maintaining its architectural character. The best way to accomplish this task is simple: maintain as much of the original building's fabric as possible, and where features have deteriorated beyond saving, replace those features with in-kind features as closely as possible.

There are seven basic principles to follow:

1. Match the building with a compatible use which least alters the building .
2. Minimize alterations to historic materials.
3. Repair, rather than replace, architectural features. If replacement is necessary, these should match original in design, construction, color, and texture.
4. Replace missing architectural features with an accurate duplication of the original features.
5. Unique features and examples of skilled craftsmanship should be protected and maintained.
6. The original building should not be compromised by modern additions or features.
7. Contemporary designs for new buildings should be compatible with the size, scale, color, material, and character of the neighborhood.



What is an Historic District?

An 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, such as being built by an important person (an architect in the community, builders or businessmen and women), share in an historic event, or be of like or similar construction and design.

Commercial historic districts share a common environment which includes streets, setbacks, similar construction styles, materials and other features which support the district as a vital commercial area.



Need Additional Information?

Information on historic preservation and how to apply to place a property on the *Wenatchee Register of Historic Places* or to seek technical assistance, contact the City of Wenatchee Community Development Department located at 1350 McKittrick Street, Suite A, Wenatchee, WA or by calling 888-3200.