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Mitigations for Historic Bell House Removal

[North Cascades National Park Service Complex »](#)
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The National Park Service (NPS) will remove developments (house, shop, covered storage building, outhouse, septic system, water system (well), and gravel road/driveway) from the Bell property located on Bell Road (Chelan County Property ID #52272) in the Stehekin Valley. The developments are within the channel migration zone of the Stehekin River in the Lake Chelan National Recreation Area (part of the North Cascades National Park Service Complex (NOCA)).

The channel migration zone is subject to future erosion and occupation by the active channels of the Stehekin River, thus removal of developments removes the threat of damage by erosion, flooding, and their incorporation into the Stehekin River. Property values such as aesthetics and water quality may be compromised by damaged and flooded structures and the septic system and asbestos in the house could contaminate the river. A proactive approach in this dynamic landscape also results in long-term cost savings to the NPS, as it removes the expense of trying to protect property from flooding and erosion.

The NPS is seeking your input on proposed mitigations that will offset the removal of the Bell house from the Stehekin River channel migration zone. Because this structure is eligible for listing on the National Register of Historic Places, its removal is an "adverse effect" on the historic property, per Section 106 of the National Historic Preservation Act, which requires agencies take into account and mitigate the effects of their actions on historic properties. Information on the resolution of adverse effects on historic properties is available at 36 CFR § 800.6 via <http://www.achp.gov/regs-rev04.pdf>.

Please see the provided background document via the "Open for Comment" link to the left for additional information on the proposal, such as photos of the existing developments on the parcel, a map of the project location, and a map of the Area of Potential Effect (APE).

The NPS has determined that there is a greater benefit to restoring and protecting the channel migration zone than for the preservation of the historic structure. Accordingly, the NPS must mitigate the effects of the removal of this historic structure to the community of Stehekin and the greater public. This mitigation must be equal to the impact that the removal creates.

Your comments on the proposed mitigations and/or proposal(s) of other appropriate mitigations to minimize the effects of the removal of this structure are requested.

Required mitigation:

- Conduct Historic American Building Survey (HABS) documentation of the structure which typically includes writing a narrative history, creating measured drawings, and photo-documentation.

Proposed mitigations:

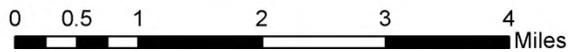
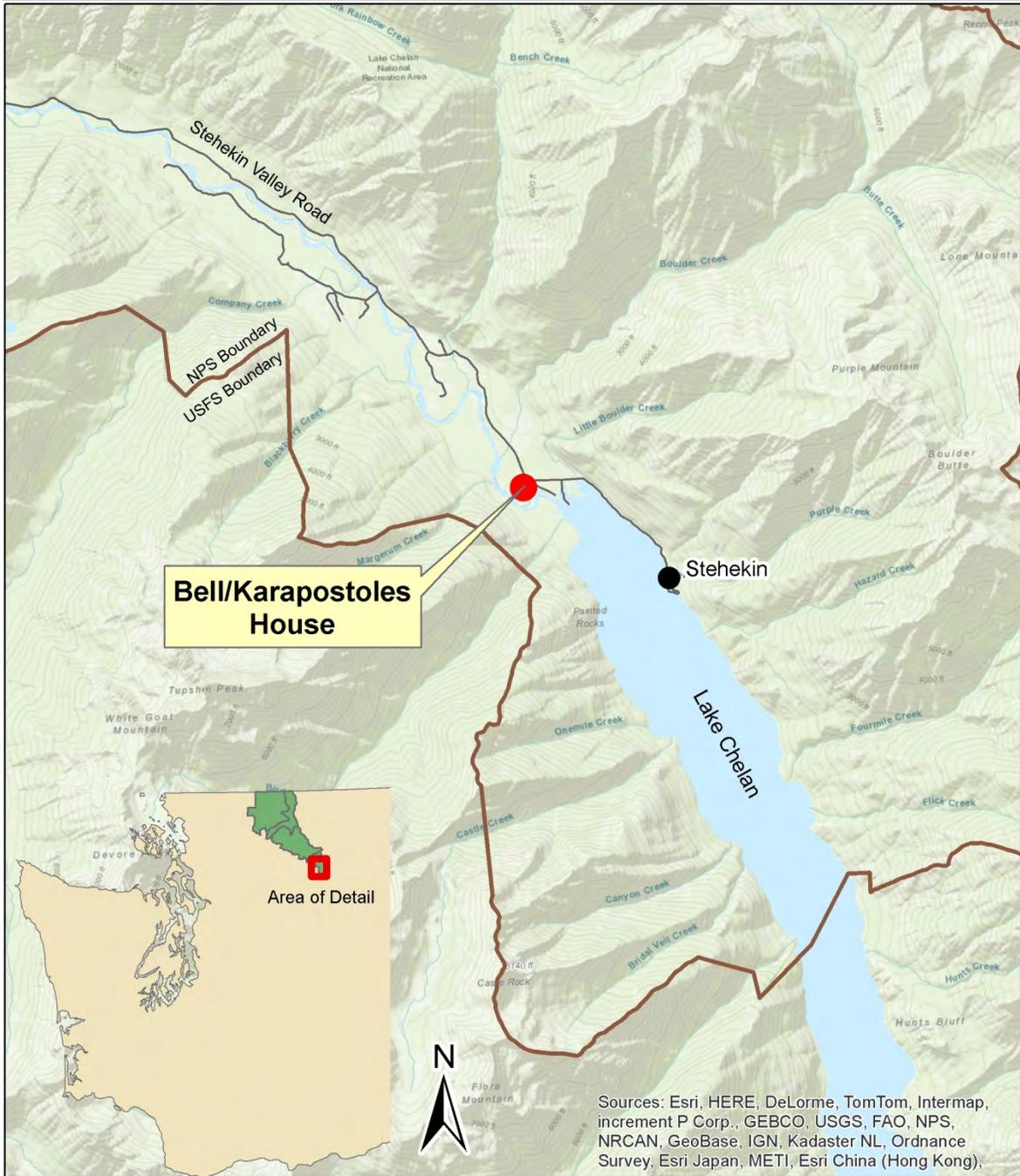
- Create an interpretive panel to be displayed in the Golden West Visitor Center with photographs and explanatory text of the Bell house and the Bell family in Stehekin.

- Host a "virtual" version of the exhibit on the NPS NOCA website to make it available to the greater public.

The final mitigation plan will be approved by NPS and the Washington State Department of Archaeology and Historic Preservation and will incorporate public comment where feasible.

LOOKING TOWARD RESIDENCE FROM NEAR DRY RIVERBED





Produced by NOCA CRM

Figure 1. Vicinity map of the Area of Potential Effect for the project.

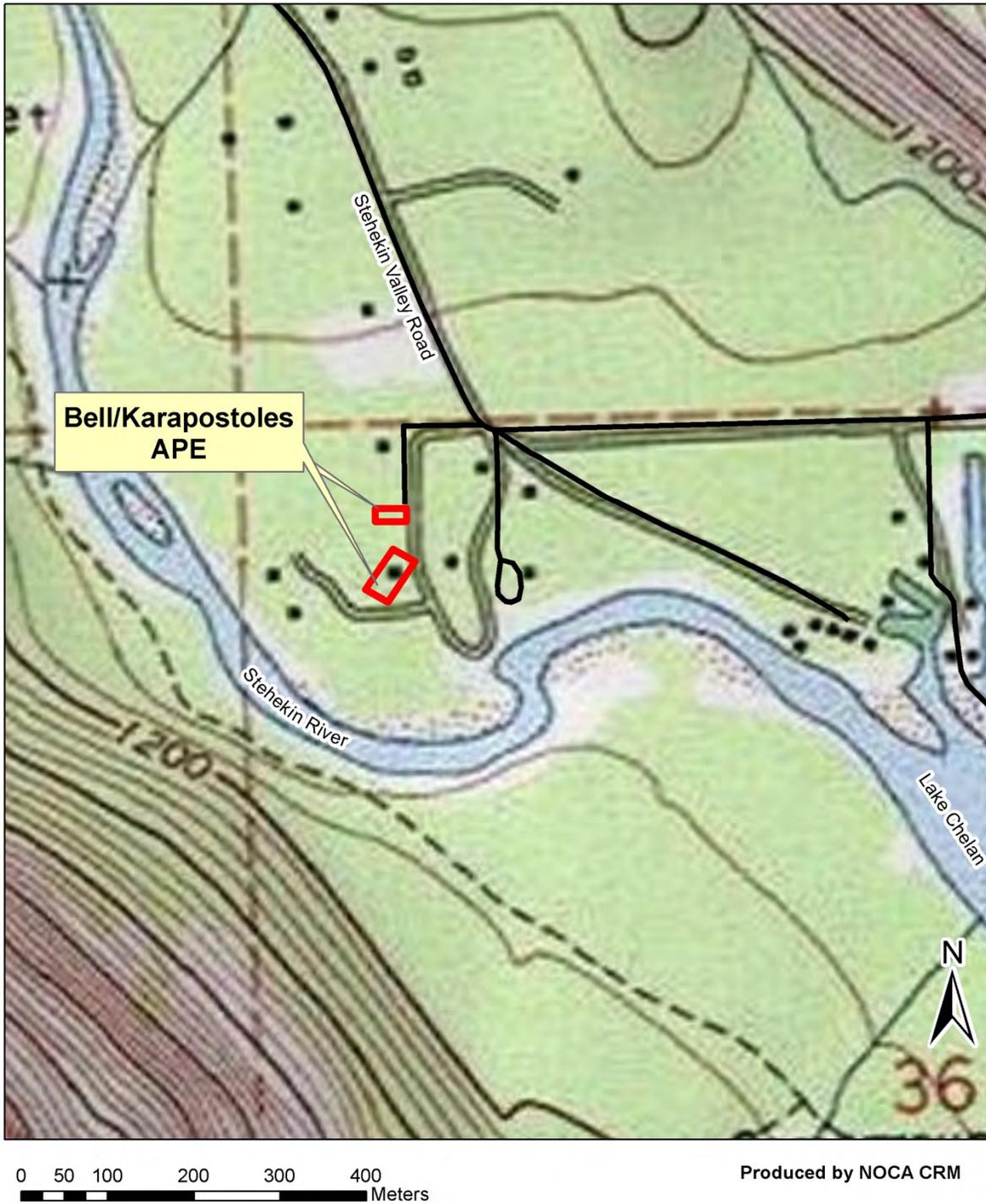


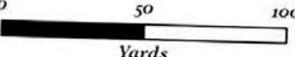
Figure 2. Discontinuous APEs surrounding improvements at the Bell/Karapostoles property.

Bakery

09-101 Stehekin Valley Road

Legend

-  Structures
-  Powerlines
-  Roads
-  Property tracts

0 50 100
Yards



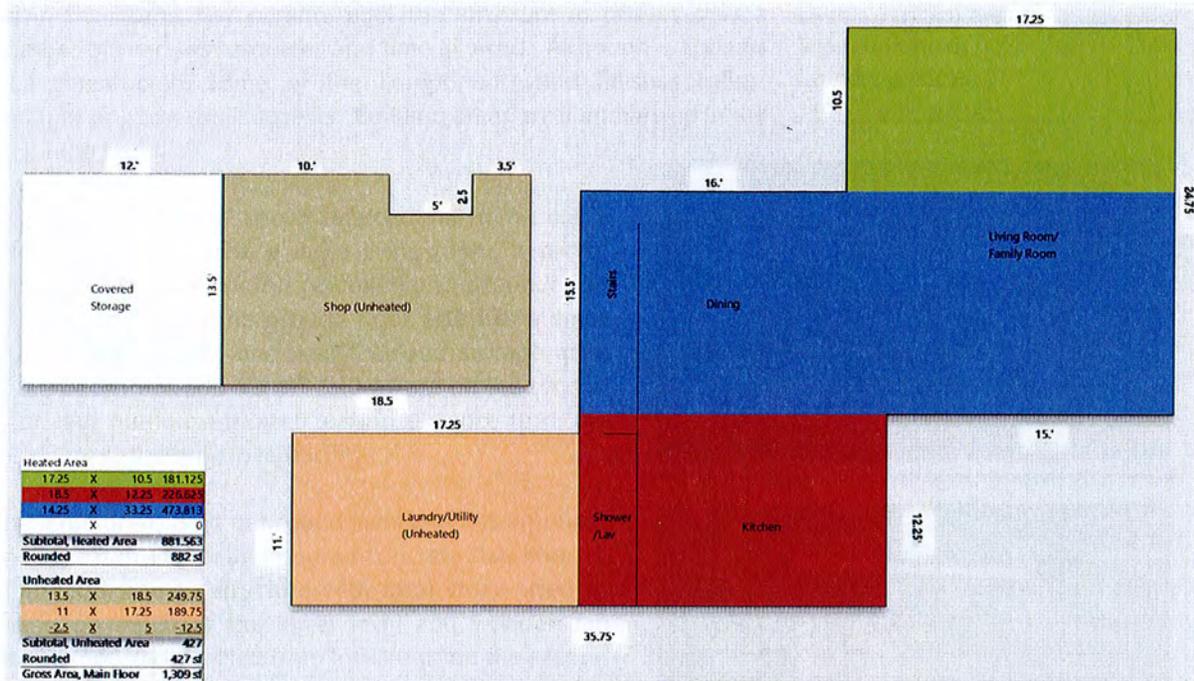
LACH
O-WNF
Location of Detail

Red rectangles are APE

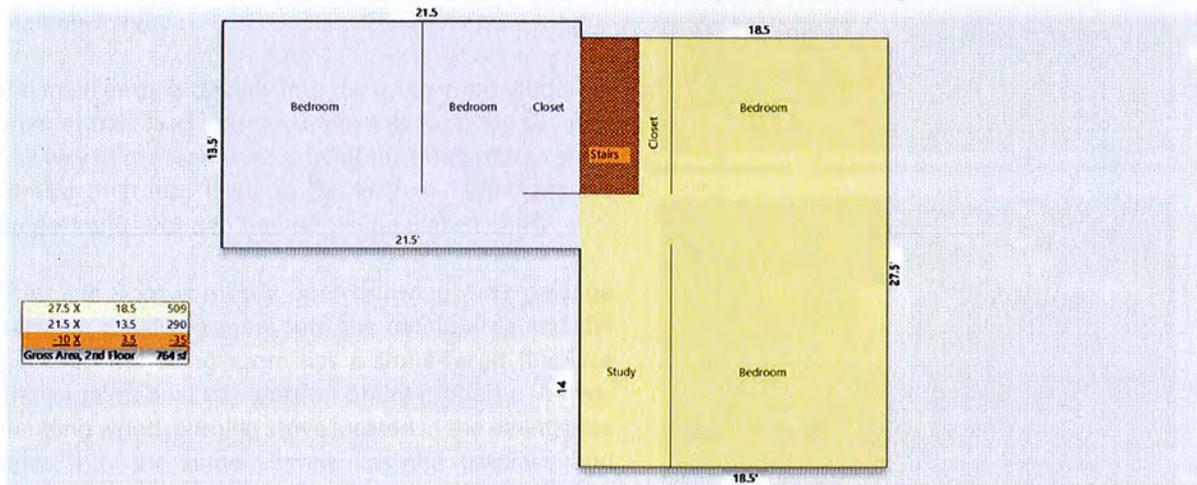
04-106

Improvement Description

BUILDING SKETCH-GROUND FLOOR (NOT TO SCALE)



BUILDING SKETCH-SECOND FLOOR (NOT TO SCALE)



Improvement Characteristics

The subject of this appraisal (subject property), is a detached, two-story, single-family residence built in 1961 according to the Chelan County Assessor records. According to the current owner, who grew-up in the home, her parents built the structure in phases over a number of years, as resources and time allowed. Although it appears well constructed, some of the components and finishes reflect amateur or home-built aspects. Building areas are summarized in the adjoining table.

As the rough sketch above reflects, the home has a kitchen, a dining area, a large living-room, a partial bathroom (shower, lav but no toilet) and a laundry on the ground floor. The ground floor also has a small shop and a partially enclosed firewood storage area. Three bedrooms and a small "study" are on the second floor. An **outhouse** located a short distance from the residence is the only toilet facility.

The structure is built at ground level and has a poured concrete foundation and poured concrete slab floor. It is a wood framed structure with local stone used as siding on much of the lower level and wooden lap siding, reportedly milled from local logs, on the second floor. Wood used in the frame was also reportedly milled in the Stehekin area. The roof covering is enameled steel.

The main entry is directly into the living-room although other entries lead into the kitchen or from the covered walkway at the rear (west side) of the house into a short corridor that also leads to the kitchen. Windows are single-hung, wooden framed, single glazed units.

The main floor is mostly open allowing easy passage between the living room into the dining area and the kitchen. **The living room has a stone-faced fireplace that supplies heat to a portion of the property. A free-standing wood-burning stove located in the dining area vents into the same chimney as the fireplace and supplies the balance of the heat to the building.** The kitchen has an open design with cupboards along the east, south and west walls. The cupboards are painted wood; the countertops are vinyl with steel edges. A single-basin enameled steel lavatory is centered along the southern wall. A single handle faucet supplies hot and cold water. Appliances include a free-standing range/oven, a free-standing refrigerator/freezer, and a free-standing microwave.

Building Areas

Main Floor (Heated)	882 sf
<u>Second Floor (Heated)</u>	<u>764 sf</u>
Livable (Heated) Area	1,646 sf
Shop (Unheated)	237 sf
<u>Laundry (Unheated)</u>	<u>190 sf</u>
Gross Building Area	2,073 sf



The bathroom is located along a short corridor west of the kitchen. Fixtures include a lavatory in a vanity and a shower in a home-made stall. The bathroom has no stool; in fact the home has no indoor toilets. The shower stall appears to have enameled steel walls which have been painted.

The laundry room is located in an addition west of the bathroom. Access to the laundry is from an outdoor corridor. This large room has storage and plumbing for an electric washer and dryer. The shop is in a separate structure under the main bedroom. Access to the shop is also from the exterior corridor. As the photographs depict, the shop is a fairly basic room with concrete floors, wooden or stone walls, and wooden ceilings. The shop has no visible source of heat. A large, covered firewood storage area is immediately west of the shop.

Flooring on the main floor includes tile in the living room and painted, coarse concrete through the remainder. Wall finishes include wooden paneling, wood boards, hard-board, stone, and exposed brick. Ceilings are primarily exposed wooden beams and wood. Lighting is incandescent.

Stairs located along the west wall of the dining-room lead to the second floor. The second floor has two large bedrooms, a small bedroom, and a small room used as a study or library. Each bedroom has an adequate closet and minimal electrical outlets. Most lighting is from lamps. No plumbing is on the second floor. In general, flooring is wood or carpeting, walls are wood, and ceilings are plywood.



General Characteristics

Property Type:	Single-Family Residence
Number of Stories	1.5
Construction Class:	"D" (wood-frame) per <i>Marshall Valuation Service</i>
Construction Quality:	Fair to Average
Gross Building Area (GBA):	2,073 sf (based on appraiser's measurements)
Livable (Heated) Area:	1,646 sf (based on appraiser's measurements)

Age/Life

Year Built:	1961
Condition:	Fair to Average
Actual Age:	54 years
Effective Age:	50 years
Typical Building Life:	75 years
Remaining Economic Life:	50 years

Structural Characteristics

Foundation:	Poured concrete
Building Frame:	Wood frame of unknown characteristics.
Exterior Walls:	Stone on ground floor, thick wood lap on second floor.
Roof Type/Material:	Enameled steel standing seam covering over wooden joists.
Windows/Sash:	Wood-framed, single-glazed units.

Interior

Floors:	Main floor: painted concrete, some tile.
Walls:	Stone, paneling, wood.
Ceilings:	Exposed beams, wood, some plywood.
Lighting:	Mostly table and floor lamps; some; wall-mounted and ceiling fixtures.
Kitchen:	Painted wooden cupboards, vinyl-surface countertops with steel edge. An integrated shelf accommodates a microwave. Single basin enameled steel sink (no disposal). Appliances include a free-standing, electrically powered range/oven, a free-standing microwave, and a free-standing refrigerator/freezer.

Mechanical Systems

Electrical:	100 amps, mechanical breaker. This low amperage limits the possibility of adding a supplemental heat source, such as electric heat.
Plumbing:	Characteristics of supply and drainage plumbing were not visible. Fixtures include a single-basin kitchen sink, a single-basin lav in bathroom, a shower-stall in bathroom, and plumbing for the washing-machine located in the laundry. No indoor toilet. A two-hole outhouse is located a short distance from the home. Exterior hose bibs.
Heating:	Large stone fireplace and a free-standing wood-burning stove.
Air Conditioning:	None
Fire Protection/Sprinklers:	None

Site Improvements

Drives, Walks, Etc.	The main driveway is gravel surfaced. Local stones have been placed to form a patio.
Landscaping:	Natural landscaping.
Other:	Traditional in-ground septic tank and drain-field. Since the residence has no toilet, only "gray-water" enters the system. The well is located near the north property line.

Legal, Conforming Status

Legally Permitted Use:	Yes
Conformity Conclusion:	I am not a professional planner; however, based on my limited analysis of the property and of the applicable codes, and my limited knowledge in this area, the use appears to conform to current requirements.

Deferred Maintenance

The improvements are in fair to average condition. The exterior siding requires stain or paint within the next two to three years but painting today would greatly enhance the property's appearance. The roof covering appears to require some maintenance. The roofing appears to have pulled away from the flashing where the covering over the laundry/utility room meets the vertical sidewall. I saw one or two small stains in the plywood ceiling but no evidence of significant leaks.

The home has had little, if any, updating; it is generally "tired". The interior has low maintenance finishes that are in fair to average condition. Paint on the shower stall is peeling or has worn thin. Repainting will restore the shower stall to near original condition but it is more likely that a buyer would replace the unit with more durable or more contemporary materials. In the middle bedroom closet, exposed insulation has been shredded suggesting mice or other varmints have entered the building and are causing damage.

The improvements are 54 years old and have had little updating. The specific items discussed could be quantified as deferred maintenance but are more appropriately treated in the property's effective age and overall condition.

Comments on Improvements

The subject property is somewhat unusual in several respects. According to the owner, it was built in a number of phases over several years. It is not clear that the final product was based on a specific design or rather was the product of numerous design decisions made each time the property was enlarged.

In either case, the design is generally attractive but specific components, such as uneven concrete flooring, low quality cupboards and countertops, the limited number of bathrooms, the lack of an indoor toilet, and some finishes are substandard.

The lack of an indoor toilet is the most glaring functional deficiency. Although it has indoor plumbing, toilet facilities are limited to an outhouse located a short distance from the residence. With flooding that occurs occasionally in the area, engineered septic systems built in above-ground concrete vaults are now required. The subject property has a traditional in-ground septic tank and drain-field, which is likely sufficient to handle the "gray-water" generated through the indoor plumbing but may be inadequate to support an indoor toilet. Adding an indoor toilet would also likely prompt the need to upgrade the septic system. According to local contractor John Wilsey, engineered septic systems cost \$20,000 to \$25,000 to develop. Mr. Wilsey built a septic system at a nearby home that he and his wife purchased.





*In TO put
Indoor
toilet*

Considering the additional costs to ship materials to Stehekin and the limited number of contractors, the cost to build an indoor toilet may easily approach the cost to develop the septic system, bringing the total cost to add a toilet and expand the septic system to ~~\$40,000 to \$50,000~~. Although the lack of an indoor toilet will generate fairly significant market resistance, the impact on value is likely less than the cost to install the toilet facilities.

The improvements have only 100 amps of electrical service. While adequate for powering many conveniences, the service level will limit adding heat to the laundry room or to other areas.

With the limitations on plumbing and electrical service, the property is most appropriate as a recreational or seasonal residence.

Subject Photographs

**LOOKING SOUTH ALONG "BELL LANE"
TOWARD RESIDENCE**



**LOOKING SOUTHWEST AT RESIDENCE. STONE
STRUCTURE IN FOREGROUND IS LIVING ROOM**



**LOOKING WEST AT RESIDENCE, LIVING ROOM
IN FOREGROUND**



**LOOKING NORTH AT SOUTH SIDE OF
RESIDENCE. LAUNDRY/UTILITY ROOM IN
FOREGROUND**



**LOOKING EAST AT WEST SIDE OF RESIDENCE.
COVERED WOOD-STORAGE IN FOREGROUND**



LIVING ROOM



**DINING ROOM. STAIRS TO SECOND FLOOR
IN DISTANCE AT LEFT**



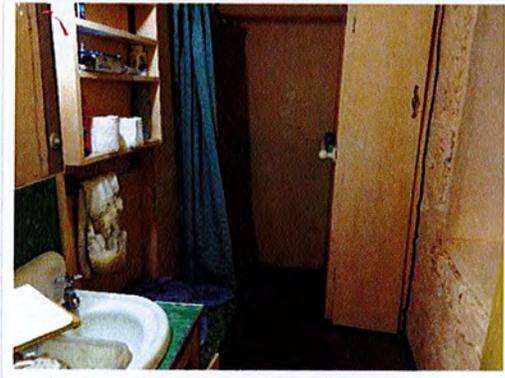
**LOOKING THROUGH DINING ROOM TOWARD
KITCHEN. BATHROOM IN DISTANCE AT CENTER**



KITCHEN



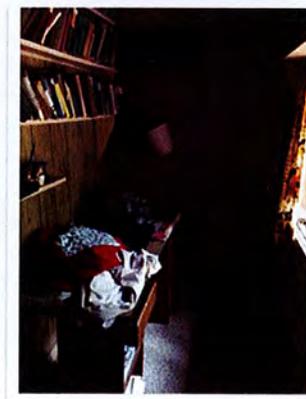
BATHROOM. SHOWER STALL IN DISTANCE



LARGE BEDROOM, SECOND FLOOR



STUDY



SMALL BEDROOM, SECOND FLOOR



MASTER BEDROOM



STEHKIN RIVER FRONTAGE



DRY RIVER CHANNEL



**LOOKING TOWARD RESIDENCE FROM NEAR
DRY RIVERBED**



SEPTIC TANK



DRAIN FIELD



OUTHOUSE



**LOOKING SOUTH FROM NEAR NORTH
PROPERTY LINE**



**LOOKING NORTH ON "BELL LANE" FROM
NEAR NORTHERN PROPERTY LINE**





United States Department of the Interior

NATIONAL PARK SERVICE
North Cascades National Park
Lake Chelan National Recreation Area
Ross Lake National Recreation Area
810 State Route 20
Sedro-Woolley, Washington 98284-9394

IN REPLY REFER TO:

January 25, 2018

Dr. Allyson Brooks
State Historic Preservation Officer
Department of Archaeological and Historic Preservation
PO Box 48343
Olympia, WA 98504-8343

Dear Dr. Brooks:

North Cascades National Park Service Complex (NOCA) is proposing to demolish the Bell/Karapostoles house (DAHP Project # 2018-01-00632) within the Stehekin flood plain as a part of implementing the Land Protection Plan within Lake Chelan National Recreation Area (LACH), Chelan County (Figure 1). This structure was recently determined eligible for the National Register of Historic Properties. This letter serves to describe the Area of Potential Effect as well as the Assessment of Effect for this project.

The demolition of this structure, as well as three others in the Stehekin area, have been the subject of several consultation letters to your office beginning on August 24, 2017 and most recently on January 4, 2018 (DAHP Project # 2017-08-05629-NPS). The demolition of the Bell/Karapostoles house was removed from the previous project description due to its recent finding that it is eligible for the National Register which would result in a different Assessment of Effect from the other three houses. This current consultation letter will describe the Area of Potential Effect for the Bell/Karapostoles house, which has not changed, and a new Assessment of Effect for just the demolition of this single property.

The demolition of this structure and rehabilitation of the land within the Stehekin River flood plain was analyzed in an Environmental Assessment as part of the LACH Land Protection Plan (NPS 2012) which was developed largely in response to the changing Stehekin River flood conditions within the valley. The NPS has determined that the resource benefits that will be realized by rehabilitating this land to a more natural state outweighs the benefits of preservation of this National Register eligible historic structure, both of which are part of the NPS mission.

The Area of Potential Effect for the Bell/Karapostoles property includes an area approximate 40 x 60 meters surrounding the house, shop, outhouse, and septic tank and a separate 15 x 35 meter APE surrounding the well house to the north (Figure 2).

An archeological survey within this project's APE was previously provided to you and no archeological sites were identified (Sholin et al. 2017). The Bell/Karapostoles house has been identified as a historic structure eligible for the National Register (Figure 3). We have determined that no archeological sites will be affected by this project, however, the completion of this project will have an Adverse Effect because the Bell/Karapostoles house itself is a historic property.

We are in the process of notifying the Advisory Council on Historic Preservation and developing a Memorandum of Agreement (MOA) to mitigate the Adverse Effect caused by the demolition of this historic structure. We take this opportunity to invite your comment on the Assessment of Effect for this project as well as any specific concerns you may have regarding historic properties within or near the project area.

If you have further questions please contact Kim Kwarsick, Cultural Resource Program Manager at (360) 854-7341.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen F. Taylor-Goodrich", with a long horizontal flourish extending to the right.

Karen F. Taylor-Goodrich
Superintendent

REFERENCES CITED

National Park Service (NPS)

2012 *Land Protection Plan*. North Cascades National Park Service Complex, 810 State Route 20, Sedro-Woolley, WA. Report on file at the Collections Facilities in Marblemount, WA.

Sholin, Carl E., Noah W. Heidenreich, Jamison M. Jordan, and Kim Kwarsick

2017 *Archeological and Historic Structures Survey in Support of NPS projects in Stehekin, Chelan County, Washington*. North Cascades National Park Service Complex, 810 State Route 20, Sedro-Woolley, WA. Report on file at the Collections Facility in Marblemount, WA.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 30, 2018

Ms. Kim Kwarsick
US National Park Service - North Cascades National Park
810 SR 20
Sedro Woolley, WA 98284

In future correspondence please refer to:

Project Tracking Code: 2018-01-00632
Property: Bell/Karapostoles House Demolition
Re: ADVERSE Effect

Dear Ms. Kwarsick:

Thank you for contacting the State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. We have reviewed the materials you provided for this project. As a result of our review, we concur with your determination that the project as proposed will have an Adverse Effect on a property listed in, or eligible for listing in, the National Register of Historic Places.

In view of our concurrence on the adverse effect determination, we look forward to further consultation and the development of a Memorandum of Agreement (MOA). The MOA shall identify specific measures that when implemented will serve to mitigate the adverse effect on the property.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 36 CFR 800.4(a)(4). These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR 800.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Russell Holter
Project Compliance Reviewer
(360) 586-3533
russell.holter@dahp.wa.gov

