

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
APRIL 5, 2017
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801**

AGENDA

- I. CALL TO ORDER: 5:30 PM**

- II. ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of March 1, 2017.

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

Comment for any matters not identified on the agenda.

- IV. OLD BUSINESS**
 - A. None

- V. NEW BUSINESS**
 - A. Historic Preservation Board – Applicant Interviews
 - B. HP17-01 – Certificate of Appropriateness – 135 N. Wenatchee Avenue
 - C. HP17-02 – Certificate of Appropriateness – 1217 Pershing Street

- VI. OTHER**
 - A. Member roundtable
 - 1. Historic Home Tour

- VII. ADJOURNMENT**

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

Chair Bob Culp called the meeting to order at 5:30 p.m. with the following members in attendance: Lisa Dahlgreen, Jon Campbell, and Darlene Baker. Absent were board members Mark Seman and Wendy Priest. City staff was represented by Glen DeVries, Planning Manager and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of February 1, 2017.

Board member Dahlgreen moved to approve the February 1, 2017 minutes. Board member Campbell seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

A. Comment for any matters not identified on the agenda.

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Historic Preservation Board – Applicant Interviews

Neither applicant was available to attend the meeting. Interviews will be postponed to the next regular meeting on April 5, 2017.

VI. OTHER

A. Member roundtable

1. Historic Home Tour

Wenatchee Valley Museum representative, Selena Danko, was not present to address the Board regarding the Home Tour. The discussion was postponed to the next regular meeting on April 5, 2017.

2. Grant application

Glen DeVries, Planning Manager, advised the board that staff had received information that in the coming year there may be several requests for historic signs for properties wanting to be listed on the register. He advised that currently there was no inventory of signs available. DeVries advised that staff's suggestion was that the application for grant funds this year be for the purpose of

replenishing that inventory. He said that next year, the hope would be to spend more time looking into a more detailed and substantial project to make application for.

The Board was in agreement that the grant application should move forward in an attempt to replenish the historic sign inventory.

3. Other

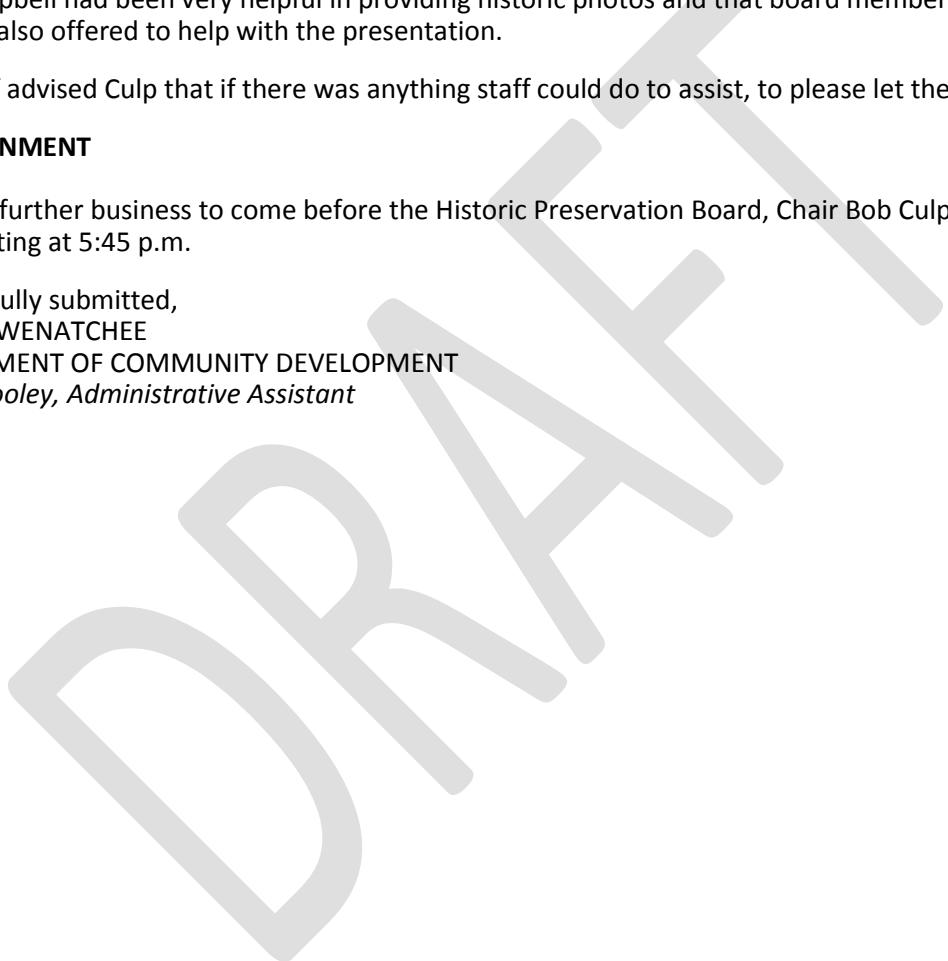
Chair Bob Culp advised that the Wenatchee Downtown Association was very interested in learning more about the history of downtown, and that the Shop Talk that they had requested the Historic Preservation board do would be scheduled sometime in June. He said that board member Jon Campbell had been very helpful in providing historic photos and that board member Wendy Priest had also offered to help with the presentation.

Staff advised Culp that if there was anything staff could do to assist, to please let them know.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 5:45 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Kim Schooley, Administrative Assistant



STAFF REPORT
HP-17-01, 135 N. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community and Economic Development Staff
RE: Nomination of 135 N. Wenatchee to be placed on the Wenatchee Register of Historic Place
DATE: April 5th, 2017

I. SUMMARY OF REQUEST

Description of Request:

The City of Wenatchee has received an application submitted by Chris Martin on behalf of Rory Turner, 135 Holding LLC for a Certificate of Appropriateness to replace the existing original windows on the second floor of the building. The existing windows are in disrepair due to missing parts and dry rot. The applicant is proposing new double-hung windows that will be similar in look on the exterior of the building matching the current opening dimensions. Additionally, the applicant is proposing to add extruded accessories to give a simulated look with 3” weight pockets on both ends of the windows and 6” weight pocket in the center of the windows.

II. GENERAL INFORMATION

Applicant: Chris Martin
PO Box 1826
Wenatchee, WA 98807

Owner: Rory Turner, 135 Holdings LLC
101 S. Wenatchee Avenue, Suite D
Wenatchee, WA 98801

Department Review: City of Wenatchee Community & Economic Development Staff

Location and/or legal description: The subject property is located at 135 N. Wenatchee Avenue, Wenatchee, WA and legally described as Lots 33, 34, 35, 36, Block 1, Amended Great Northern Plat of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15. Together with the Westerly 10 feet of the vacated alley adjacent to said lots on the East, as vacated by Ordinance No. 2696, and recorded January 25, 1988, under Auditor’s File No. 8801250018, and is approximately 0.28 acres in area. The parcel is identified as Assessor's Parcel Number: 22-20-03-590-066.

Zoning District: Central Business District (CBD) and Historic/entertainment overlay (HEO)

Comprehensive Plan Designation: CBD and HEO

Application Date: An application was submitted on February 21, 2017 and determined complete on March 20, 2017.

History: The current building was erected in 1929. Since its construction, the building has housed several different businesses.

- Kaufman-Leonard Furniture Store operated in the building until the late 1930's.
- Isenhart Furniture Company moved in to this building in the early 1940's. This store was one of the largest furniture companies in North Central Washington. It was started by Edwin A. Isenhart.

Mr. Isenhart first started in the furniture business in 1909, when he still lived in Iowa. In 1911, Mr. Isenhart and his brother, John, came to Wenatchee and purchased the Ellis-Forde Building. In 1924, Mr. Isenhart sold the business to Kaufman-Leonard. Mr. Isenhart started another furniture store with Jay Allen and the Allen-Isenhart Furniture Company operated in the Eagles building. Mr. Isenhart sold his interest in the business to Mac Garner and Allen and once again started another furniture business in 1929. Kenneth Moore, Mr. Isenhart's son-in-law, joined the business in 1929 and in 1935, his son, Don Isenhart, joined the business. Isenhart Furniture Company continued to operate in the building until the early 1970's.

- In 1976, Dore Interiors occupied the building and remained there until the late 1980's. From the late 1980's until the late 1990's, Robinson's clothing store occupied the first floor and provided quality clothing.
- When Robinson's closed, the space has until recently been an antique and collectibles "mall." Both floors are currently empty awaiting renovation work and systems upgrades.
- The second floor was historically the Gehr Apartments with two central hallways around a middle core. The apartments served a lower income population. In the late 1980's, a water pipe broke on the second floors causing flooding. Tenants were immediately removed and not allowed to return. Furnishings remained in place for many years until vermin was detected and the furnishings and tenant belongings removed and cleaned out. The apartments have been vacant since.

This building's major significance is that it has served the merchants of Wenatchee with a place to house their businesses and has continually helped to stabilize the downtown area while providing quality service and goods to a growing community.

This building is architecturally compatible with other historic structures downtown. It was built at a time of economic growth in Wenatchee when several other downtown buildings were constructed.

(Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: This commercial building is a two-part commercial block which gains its strength from its accented structural system. Looking at the sides of the two story building, the engaged pilasters and engaged beams are clearly visible. The weight of the front is spanned to central columns and infilled with a plate glass window wall. Across the front with one single entrance which is an aluminum framed double French door.

Construction detailing differs on each floor, and from north side to south side.

- The north side has windows where the south side has cast concrete infill between post and beam.
- At the basement level there are two windows divided by an engaged mini-pilaster, one floor high. They are symmetrically placed between the pilasters and capped with a beam.
- On the south side, there are a series of inter-columned mini-pilasters only.
- The basement windows have a concrete lug sill except where a doorway replaces the window.
- On the main floor, the pilasters rise directly from the beam and extend to the roofline passing through two beams, both the beams and the pilasters are engaged.
- Centered between the pilasters and the beams on the north side, are a series of fixed, (two sash/no mullion) windows, having no lintel or sill.
- The front wall is an extensive structural window wall system which does not have an engaged beam from which the pilasters rise. The pilasters instead rise from a continuous sill on the top floor.
- On the top floor, the windows (four sash/with mullion) are centered between the pilasters. The windows have a continuous sill both front and side. The lintel is an engaged beam, with both side and front being treated similarly.

- The pilasters rise above this lintel/beam to support a capped parapet wall. The cap is a beam and concrete cornice. The recessed bay between the beam and cornice is cast concrete.
- The only ornamentation on the building is this top recessed bay in front which has been scored to simulate mortared stone block. By using a base color and an accent color, the advancing grid of the post and beam system contrasts with the play on squares and rectangles to create a building with a very nice “rhythm.”

Alterations are recognizable in the front entrances and storefront windows. The central entries were for the storefront spaces on the first floor and featured an entry door and display windows. Smaller multi-paned windows above the first floor windows let in light to the floor areas. A central door featured with separate pilasters and an arched centerpiece, denoted the Gehr Apartments. An arched window with 4 mullions was above the apartment’s double doors.

The awning seen today did not originally exist. Alterations to the front first floor doors and windows eliminated the multi-paned lights and original storefront doors and windows along with the addition of a metal awning across the front of the structure. The windows and entrance are aluminum. The central opening pilaster and arched window have been removed.

Interior: The main floor has largely been used as a furniture and clothing store with an open floor plan. On the second floor, apartments were created for tenant use. Prior to the 1990’s the tenant spaces have been unoccupied. Included in the apartment areas were living, bedroom, kitchen and bathroom areas. There is also a roof access and stairway to the roof from the second floor.

(Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Historic Photos 1-6:

Photo 1 –



Photo 2 -



Photo 3 -

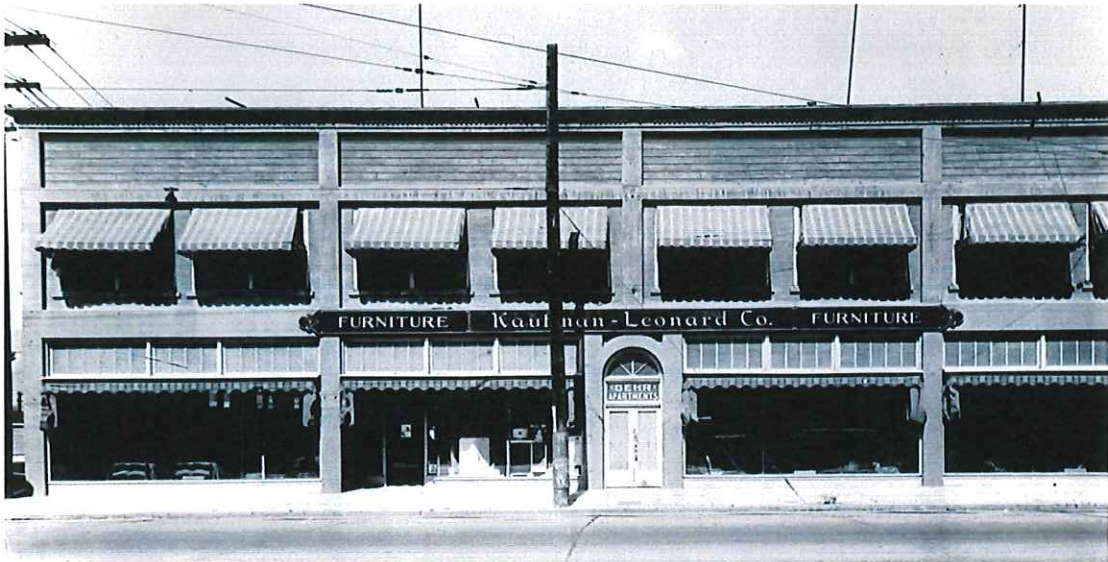


Photo 4 –



Photo 5 –



Photo 6 –



III. NOTICE AND PUBLIC COMMENT

Notice of application and the April 5th, 2017 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).

IV. APPLICABLE POLICIES AND ANALYSIS

Requirements.

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 applicant has submitted a request for a certificate of appropriateness to satisfy the review requirement. The proposed work would replace the existing original windows on the second floor of the building.

Authority

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: The proposed work is to replace the existing original wood windows with new double-hung, aluminum clad wood windows. The exterior finish will be black.

Process

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 April 5, 2017 to review the application.

Review Criteria

Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review

The Secretary of the Interior has established the following Standards to be considered during the Design Review process:

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.

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 original use of the building was commercial retail for the main floor and apartments on the second floor. The proposed used for the second floor is to be converted into office space. This use is compatible with building as minimal changes to the exterior will be required except for the window replacement. The interior of the space had been demolished prior to its listing on the Wenatchee Register of Historic Places.

The applicant stated in their narrative that their first attempt was to repair the existing windows, but discovered that there were missing parts and dry rot on some of the windows. Based on the condition of the existing windows the applicant is proposing to replace the windows. The existing windows are painted wood that have been covered with screens so they have not been visible from the street. The proposed new windows would be new custom double-hung windows that would mimic the look of the original windows.

The windows would be constructed of wood with aluminum cladding finished in black. The proposed window dimension would match the existing windows and the applicant is proposing including extruded accessories to give a simulated look with 3” weight pockets on the both ends of the windows and a 6” weight pocket in the center of the window. This would maintain the same look on the exterior as the current windows and trimming.

The existing original windows on the second floor of the building are significant feature of the building; however the windows are now deteriorated. Replacement of the windows is necessary in order to rehabilitate the second floor to efficiently be used for office space.

The applicant has indicated a desire to apply for special property tax valuation for the rehabilitation work that is occurring to the building including the proposed new windows. In order for a rehabilitation to qualify for the special property tax valuation the work must be down consistent with the Secretary of Interior Standards. The review above shows that the work is consistent and the costs associated would qualify.

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.

Staff Analysis: The rehabilitation of the building will preserved it for future generations and continues to contribute to the economic wellbeing of Wenatchee's downtown.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-17-01, a Certificate of Appropriateness for 135 N. Wenatchee Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the April 5th, 2017 staff report.

Suggested Findings of Fact:

1. The subject property is located at 135 N. Wenatchee Avenue, WA and is identified as Assessor Parcel Number: 22-20-03-590-066.
2. The owner is Rory Turner, 135 Holdings LLC, 101 S. Wenatchee Avenue, Suite D, Wenatchee, WA 98801.
3. The applicant is Chris Martin, PO Box 1826, Wenatchee, WA 98807
4. A complete application was submitted in accordance with Wenatchee City Code on February 21, 2017.
5. The application and supporting materials do identify the work to be accomplished.
6. The subject property is zoned within the Central Business District (CBD) and Historic entertainment overlay (HEO).
7. The subject property is identified as being listed on the Wenatchee Register of Historic Places.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
9. 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.
10. On April 5th, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 135 N. Wenatchee Avenue, Wenatchee, WA.

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".
12. 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.
13. 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.
14. The applicant is proposing to replace the existing original wood windows on the second floor with new double-hung windows constructed of wood with aluminum cladding finished in black. The proposed window dimension would match the existing windows and the applicant is proposing including extruded accessories to give a simulated look with 3" weight pockets on the both ends of the windows and a 6" weight pocket in the center of the window to match the existing trim details.
15. 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 Standards. 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 the application materials submitted on February 21, 2017, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. The replacement windows need to match the same size and placement of the existing windows.
3. The exterior trim shall be installed to match the existing exterior trim of the windows.
4. The applicant is encouraged to seek salvage opportunities for any of the window or window components that could be reused or repurposed.
5. A building permit is required for the proposed work.
6. 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.
7. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Respectfully submitted,



Kirsten Larsen
Associate Planner



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): Metropolitan Building
 Building/Property Address: 135 N Wenatchee ave.
 Property Owner's Name(s): Rory ^{Turner} Martin (135 holding LLC)
 Mailing Address: 101 wenatchee Ave South Suite D, Wenatchee WA 98801
 Contact No.: (509) 421-0946 E-mail Address: Roryturner@icloud.com
 Applicant Name (if different from owner): Chris Martin
 Mailing Address: P.O. Box 1826 Wenatchee WA 98801
 Contact No.: (509) 881-5252 E-mail Address: CHRISM@pacificrimland.com

Type of Work for Requested Certificate of Appropriateness or Waiver (select all that apply):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Exterior remodeling | <input type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Signs/awning/lighting | | |

CITY OF WENATCHEE

Estimated cost of proposed work: \$100,000

FEB 21 2017

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: [Signature] Date: _____

Pacific Rim Land Inc. is planning on moving their current office from 1407 Walla Walla Ave to the top floor of the Metropolitan Building located at 135 N. Wenatchee Ave. In an effort to remodel this location to create a professional office space we have realized that one of the first things that need happen is to repair the existing exterior windows. With guidance from Eider Construction we have pursued to get estimates to repair the windows from a couple of local glass companies. It was brought to our attention that the existing windows could not be repaired because there are things that are missing like sash weights, jamb liners and the West side window sills contain a lot of dry rot. It has been proposed to us to replace the existing windows with new. In an effort to retain the historical look of the building it was suggested to us to replace the windows with Jeld-Wen Custom Series Epic double hung windows. Aesthetically from the exterior the proposed replacement windows will look very similar to the existing. They will be a wood window with an aluminum clad exterior. Window dimensions will match the existing and we plan on using Jeld-Wen's extruded accessories to give a simulated look with 3" weight pockets on both ends and a 6" weight pocket in the center. The exterior finish that we have chosen will be black licorice. If any more details or cut sheets will need to be provided please let me know and I will be happy to provide.

COMMUNITY Glass Co



Community Glass Co.
606 N. Wenatchee Ave.
Wenatchee, WA 98801

QUOTE BY: Chris Orr

QUOTE #: J16602380

SOLD TO: Pacific Rim Land Inc.
Chris Martin
P.O. Box 1826
Wenatchee, WA 98801

SHIP TO:

Phone: 509-885-9314

Cell#: 509-881-5252

PROJECT NAME: Doré Building

PO#:

REFERENCE:

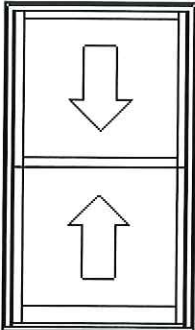
Ship Via: Ground/Next Truck

Chris,

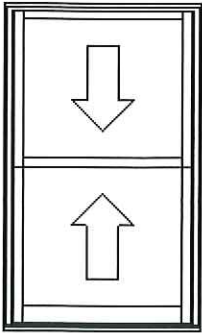
If you were to purchase all of the windows below your approximate PUD rebate would be \$4,523.00. The PUD rebate caps out at \$2,500.00 per service building per year. You may want to contact the PUD and see if they will make an exception. I have seen them do that on one other project.

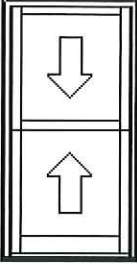
Thank you,
Chris

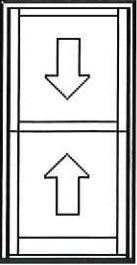
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	West Elevation	Frame Size : 50 3/8 X 86 (Outside Casing Size: 50 3/8 X 86) Custom Epic Clad Double Hung, Auralast Pine, Black Licorice Exterior-AAMA 2605 Finish Natural Interior, Folding Nail Fin, No Sill Nosing, Standard DripCap, 7 1/2 Jamb, 5/4 JE - 5/4 Reveal Thick, Standard Double Hung, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 50, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Black Licorice Screen, U-Factor: 0.30, SHGC: 0.18, VLT: 0.40, Energy Rating: 13.00, CPD: JEL-N-789-00883-00001 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW	\$1,801.22	16	\$28,819.52



Viewed from Exterior. Scale: 1/4" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	North Elevation RO Size: 52 3/4 X 86 3/4	Frame Size : 52 X 86 (Outside Casing Size: 52 X 86) Custom Epic Clad Double Hung, Auralast Pine, Black Licorice Exterior-AAMA 2605 Finish Natural Interior, Folding Nail Fin, No Sill Nosing, Standard DripCap, 7 1/2 Jamb, 5/4 JE - 5/4 Reveal Thick, Standard Double Hung, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 50, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Black Licorice Screen, U-Factor: 0.30, SHGC: 0.18, VLT: 0.40, Energy Rating: 13.00, CPD: JEL-N-789-00883-00001 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW			
 <p>Viewed from Exterior. Scale: 1/4" = 1'</p>					
			\$1,801.22	16	\$28,819.52

Line-3	East Elevation RO Size: 36 1/2 X 69 3/4	Frame Size : 35 3/4 X 69 (Outside Casing Size: 35 3/4 X 69) Custom Epic Clad Double Hung, Auralast Pine, Black Licorice Exterior-AAMA 2605 Finish Natural Interior, Folding Nail Fin, No Sill Nosing, Standard DripCap, 7 1/2 Jamb, 5/4 JE - 5/4 Reveal Thick, Standard Double Hung, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 50, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Black Licorice Screen, U-Factor: 0.30, SHGC: 0.18, VLT: 0.40, Energy Rating: 13.00, CPD: JEL-N-789-00883-00001 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW			
 <p>Viewed from Exterior. Scale: 1/4" = 1'</p>					
			\$1,327.03	7	\$9,289.21

Line-4	South Elevation RO Size: 36 1/2 X 69 3/4	Frame Size : 35 3/4 X 69 (Outside Casing Size: 35 3/4 X 69) Custom Epic Clad Double Hung, Auralast Pine, Black Licorice Exterior-AAMA 2605 Finish Natural Interior, Folding Nail Fin, No Sill Nosing, Standard DripCap, 7 1/2 Jamb, 5/4 JE - 5/4 Reveal Thick, Standard Double Hung, Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, PG 50, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Black Licorice Screen, U-Factor: 0.30, SHGC: 0.18, VLT: 0.40, Energy Rating: 13.00, CPD: JEL-N-789-00883-00001 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW			
 <p>Viewed from Exterior. Scale: 1/4" = 1'</p>					
			\$1,327.03	1	\$1,327.03

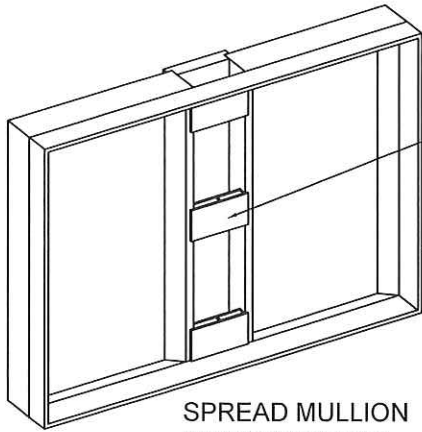
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-5	6" Weight Pocket Mull Cover	Part #: WF069 Mull Cover Ext 6 JWCU 16 2 ft BLK AC-155 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW	\$7.38	256	\$1,889.28
Line-6	3" Weight Pocket Trim	Part #: WF004 Frame Mtl Expand 3 CAS JWCU 16 2 ft BLK AC-156 PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW	\$1.31	640	\$838.40
			Total:		\$70,982.96
			Total Units:		936



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

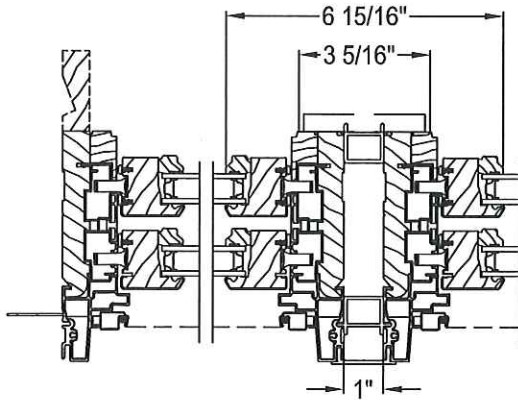


MULLION OPTIONS - SPREAD MULLION

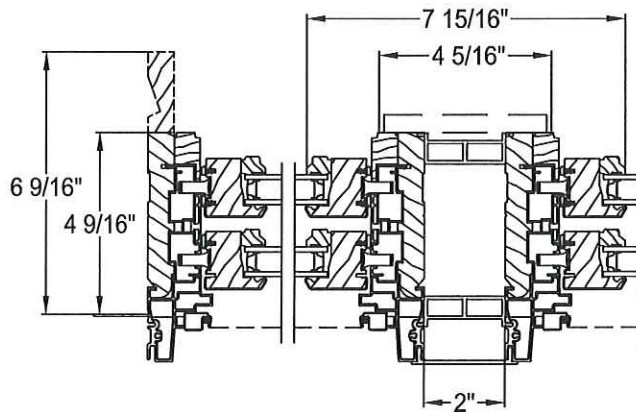


SPREAD MULLION
VIEWED FROM INTERIOR

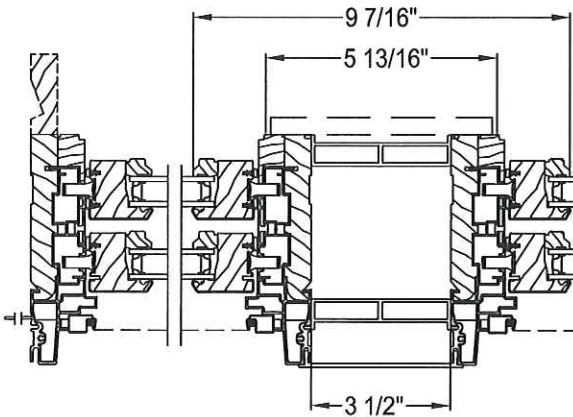
Double Hung & Horizontal Gliding Window Note: Epic Double Hungs & Horizontal Gliding Windows utilize the same accessories & configurations.



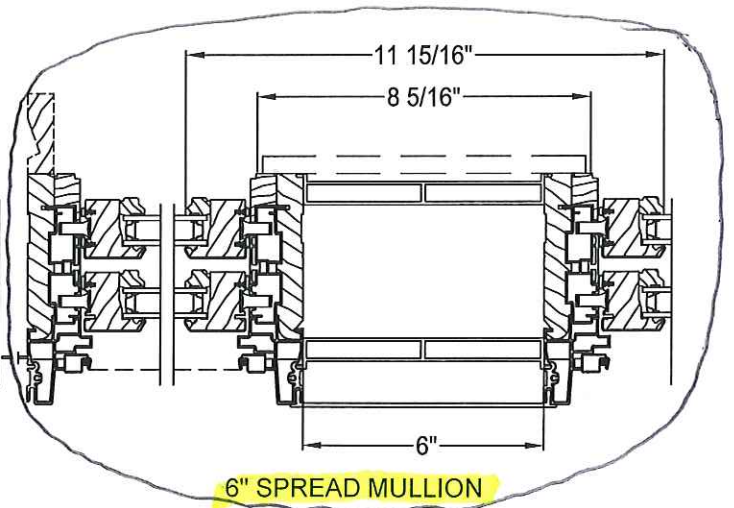
1" SPREAD MULLION



2" SPREAD MULLION



3 1/2" SPREAD MULLION



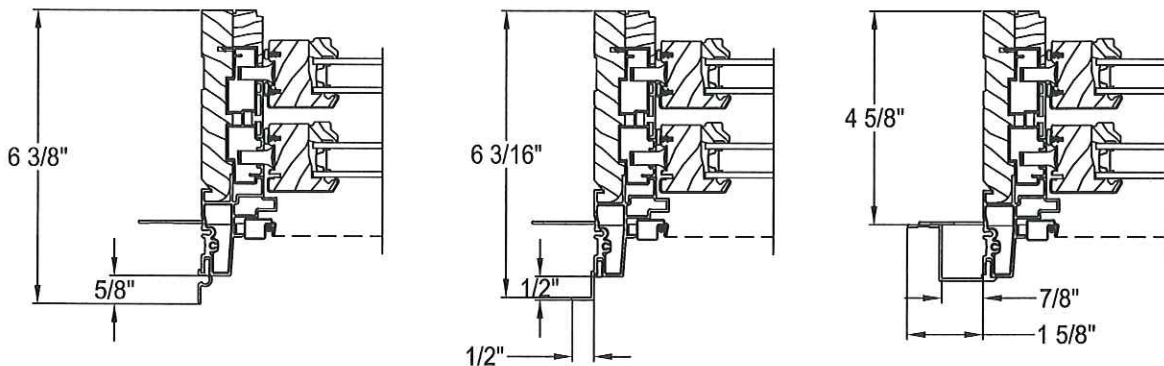
6" SPREAD MULLION

center mullion



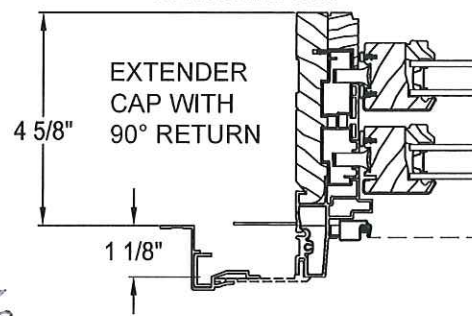
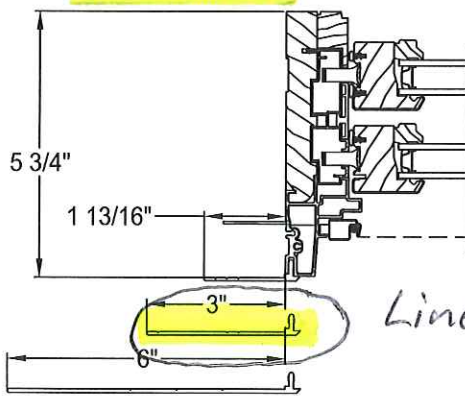
MULLION OPTIONS - SPECIALTY

FRAME EXTENSIONS & RETURNS



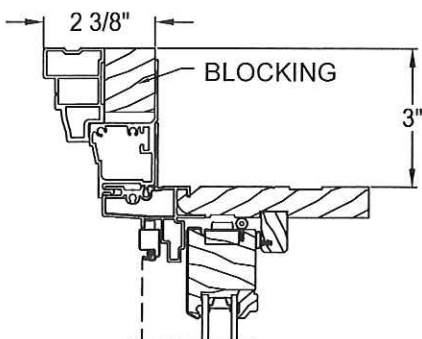
FRAME EXPANDERS
STRAIGHTLINE ONLY

FRAME EXPANDER CAPS
STRAIGHTLINE ONLY

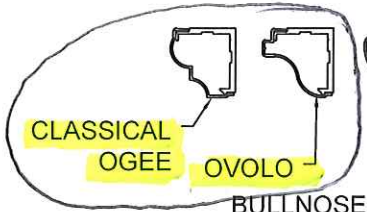


FLAT EXPANDER CAP

WILLIAMSBURG CASING OPTION

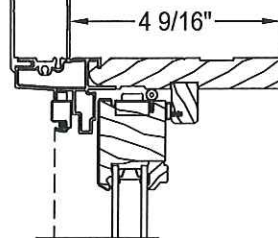


SNAP TRIM
OPTIONS



EXTRUDED
MOUNTING
BRACKET

SNAP TRIM APPLIED
TO FRAME EXPANDER



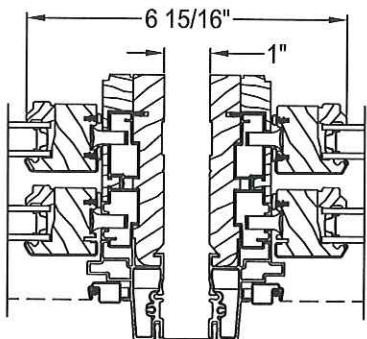
Specialty Trim Note: Epic Double Hung & Horizontal Gliding windows utilize the same accessories & configurations.

May not be a bad idea to trim exterior



MULLION OPTIONS - COVERS/EXPANDERS

EXTERIOR SPREAD MULLIONS & STUD POCKET COVERS



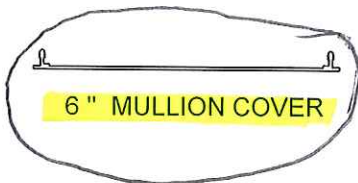
1" MULLION COVER



2" MULLION COVER



3 1/2" MULLION COVER

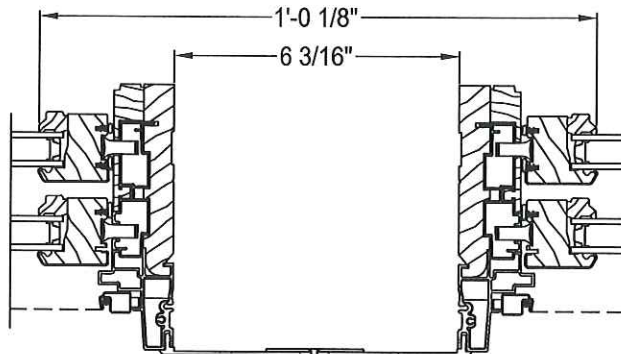


6" MULLION COVER

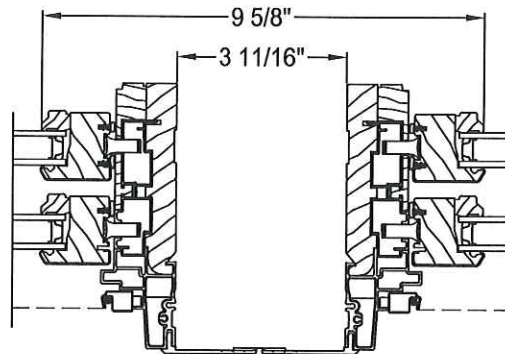
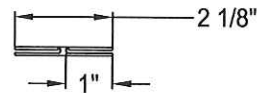
Line #5

Double Hung & Horizontal Gliding Window Note: Epic Double Hungs & Horizontal Gliding Windows utilize the same accessories & configurations.

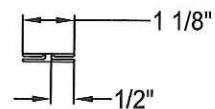
MULLION EXPANDERS

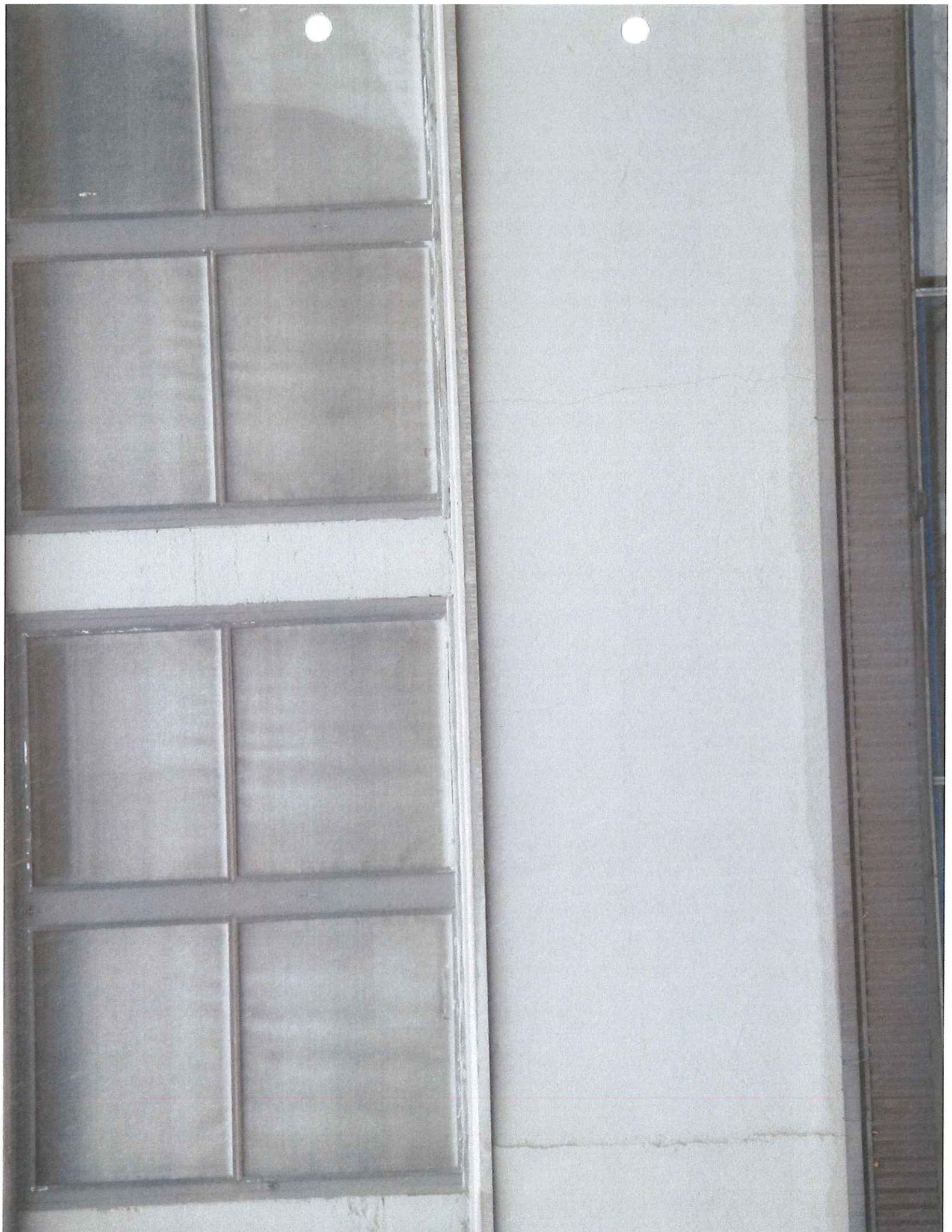


WIDE MULLION EXPANDER



NARROW MULLION EXPANDER











STAFF REPORT
HP-17-02, 1217 PERSHING STREET

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community and Economic Development Staff
RE: Review for a Certificate of Appropriateness for 1217 Pershing Street
DATE: April 5th, 2017

I. SUMMARY OF REQUEST

Description of Request: The City of Wenatchee has received an application submitted by Andrew and Melanie Doubroff for a Certificate of Appropriateness to modify the existing garage which is receiving special valuation. The proposed work includes removing the existing windows and doors, enlarging the openings for new windows and doors to match the style and pattern existing on the house, adding task lighting within the interior, refinishing the existing concrete floors, adding ceiling insulation, and finishing the walls and ceiling with drywall. The building is listed of the Wenatchee Register of Historic Places.

II. GENERAL INFORMATION

Applicant/owner: Andrew and Melanie Doubroff
1217 Pershing Street
Wenatchee, WA 98801
Department Review: City of Wenatchee Community & Economic Development Staff

Location and/or legal description: 1217 Pershing Street, identified as Assessor's Parcel Nos.23-20-33-340-150 and 23-20-33-340-152. The subject property is described as Lots 1 and 2 as delineated on City of Wenatchee Short Plat Number 2639, Chelan County, Washington, recorded November 3, 1992 in Book SP-10 of Short Plats, Page 9.

Zoning District: Residential High (RH)

Comprehensive Plan Designation: Residential High (RH)

Application Date: An application was submitted on March 17, 2017 and determined complete on March 21, 2017.

History: The original owner of this property is recorded as Ora and Cora Haines, who had built the house and developed the orchard lands surrounding it in 1908. In 1910, Ora suddenly passed away at the age of 32, leaving Cora with three children ages 9, 7 and 4. In 1913 Cora married Robert Nicholson and then sold the home to Ed and Lillian Roehl (pronounced "Rail") in 1916, completing the sale in 1917.

Ed and Lillian Roehl had been married in 1915 and had operated a dairy at Deep Creek in Spokane County before moving to Wenatchee. They worked the orchards and raised five children in the

home – three boys and two girls. Two of the homes across the street from 1217 were built by Ed Roehl in the 1940's.

In 1955 Ed and Lillian filed the Roehl's Addition for land from Central to Pershing and including Poplar and Gaspar Streets for road and utility improvements and acceptance into the City limits. A year later, in 1956, Ed passed away suddenly at the home and Lillian continued to live at the home until her death on March 25, 1991, outliving her husband as well as two of their sons and two of her siblings. At her death, she had lived in the house for over 74 years. Due to this long time ownership of the house by the Roehls, their name is associated with the original owners in identifying this house historically.

Fruit was grown on the property – Red Delicious apples and some cherries until Red Delicious started to be phased out, so the trees were pulled out. Then later the cherries were pulled out. The last 14 years Lillian was in the house, the land was largely bare of fruit trees and today only a few remain.

In October of 1992, Lillian's son Howard (known as Sam) filed a short plat of the property into five lots, retaining two lots for the house, garage drive and yard/garden area. Shortly thereafter, the property was sold to Chris and Linda Stahler who raised their family there. In June, 2007 the property was sold to Andrew and Melanie Doubroff.

It is very significant that this home has had only four owners since it was constructed 101 years ago and further remarkable that the house is in the near original condition today and has endured. The pioneer, like the Haines and the Roehls who came to Wenatchee in those very early years to participate in the growing apple industry are also of note as they assisted in the developing of this industry.

Physical Appearance: This two-story home is a classic farmhouse style consisting of two full floors with a partial basement. The house design reflects some early Craftsman styles both on the exterior and in the interior. These Craftsman characteristics are the wide front porch which extends across the front of the house with four square support columns and the four-gabled roofline with dominant front and back gables and smaller side gables. The house originally was part of a 5-acre section before being short-platted in 1992 into five parcels. The house is situated on one parcel 80' x 183.38' and adjoins an 80.01' x 183.38' parcel which contains a shed/garage building and small garden/lawn area. The two parcels share the common driveway. Two additional parcels front Pershing Street to the north and a 3.727 acre parcel is directly east from all the Pershing Street parcels. The house has had minimal modifications in its 101 year history.

Exterior Description:

This house retains its original construction appearance with narrow horizontal wood cladding, with mitered corners, plain and square end cut window frames with top cap moldings and corner return. The windows also have a narrow wooden sill. The wood double hung window style is seen consistently throughout the house except where changes are noted below. The house also retains its original white color and does not appear to have ever been painted any other color.

Garage Building:

- A large single gabled garage is located on the southeast corner of the property away and set back from house and yard area and at the end of the driveway/turnaround area. This building is constructed like a packing shed and reported used as such for the owner's own fruit packing and storage. At the far end from the house Sam Roehl reported that his family kept 2 milk cows which were stabled in this section of the building and pastured on their land.
- Inside this building is a large open room with no room divisions. A single overhead garage door, a 6-pane window and door openings that are now boarded up appear on the west wall. There are no other openings in the building. The composition roof matches the house and the roof truss ends are open and visible at the roofline.

III. NOTICE AND PUBLIC COMMENT

Notice of application and the April 5th, 217 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 public comments were submitted on the proposal at the time of staff analysis.

IV. ANALYSIS OF APPLICABLE CODES AND POLICIES

Requirements.

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 applicant has submitted a request for a certificate of appropriateness to satisfy the review requirement. The proposed work includes removing the existing windows and doors on the garage, enlarging the openings for new windows and doors to match the style and pattern existing on the house, adding task lighting within the interior, refinishing the existing concrete floors, adding ceiling insulation, and finishing the walls and ceiling with drywall.

Authority

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.

Process

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 April 5th, 2017 to review the application.

Review Criteria

Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review

The Secretary of the Interior has established the following Standards to be considered during the Design Review process:

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.

To achieve the below 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 structure was originally was reported to have been used by the second owner's for fruit packing and storage. The most current use of the building has been a garage. The applicant would continue to use the building in a similar manner as a wood shop.

The description of the building in the nomination form is that this was a later addition to the property by the second owners. It is noted in the description that it is a large open room with no divisions. The exterior has a single overhead garage door, a 6-pane window and door openings that have been boarded up.

The applicant is proposing to remove the existing windows and doors, and has indicated that they would be saved. The garage door would remain in place. The openings for the windows and doors would be enlarged to accept the new doors and windows. The sketch provided by the applicant for the new windows and doors show that they will be matched the style of the houses existing original windows. The windows will be double-hung and trimmed to match the house. The doors will be solid glass French doors.

On the interior the applicant is proposing to add insulation and task lighting to the ceiling, finish the walls and ceiling with drywall, and refinish the concrete floors. No materials will be removed from the inside and the structure will not be altered from its current configuration.

Based on the materials provided by the applicant it does not appear that the alterations to the structure will destroy the historical and architectural significance of the structure as the function and form will essentially remain the same. The purposed windows and doors would be compatible with the design and character existing form the original features of the house. Additionally, since

the applicant will be saving the existing windows and doors they could be reinstalled in the future if desired.

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.

WCC 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: With respect to the provisions of the Cultural and Historic Resource Element of the Wenatchee Urban Area Comprehensive Plan, the applicant's proposal is consistent with the goal and policies listed above. The proposal will assist in extending the usability of the garage structure for more than just storage, but as a work space for the homeowners while maintaining the character of the structure and property.

VI. RECOMMENDATION

Staff is recommending approval/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.

Further, the garage is currently receiving special property tax valuation. The proposed alteration will not impact or alter the improvements that were approved for the special property tax valuation.

Draft Motion: I move to approve HP-17-02, a Certificate of Appropriateness for 1217 Pershing Street based upon the findings of fact and conclusions of law, and conditions of approval contained within the April 5th, 2017 staff report.

Suggested Findings of Fact:

1. The subject property is located at 1217 Pershing Street, identified as Assessor's Parcel Nos.23-20-33-340-150 and 23-20-33-340-152.
2. The applicant/owner is Andrew and Melanie Doubroff, 1217 Pershing Street, Wenatchee, WA 98801
3. The subject property is listed on the Wenatchee Register of Historic Places.
4. A complete application was submitted in accordance with the Wenatchee City Code on March 17, 2017.

5. The building is significant because it embodies the distinctive architectural characteristics and its association with a pioneer residence associated with the fruit industry in Wenatchee.
6. The application and supporting materials do identify the work to be accomplished.
7. The subject property is zoned within the Residential High (RH).
8. The subject property is identified as being listed on the Wenatchee Register of Historic Places.
9. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
10. 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.
11. On April 5th, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 1217 Pershing Street, Wenatchee, WA.
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".
13. 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.
14. 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.
15. The applicant is proposing to remove the existing windows and doors, enlarge the openings for new windows and doors to match the style and pattern existing on the house, add task lighting within the interior, refinish the existing concrete floors, add ceiling insulation, and finish the walls and ceiling with drywall..
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:

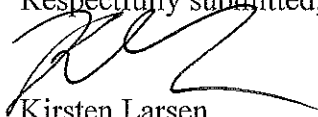
1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property.
3. The application is consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior Standards. 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 the application materials submitted on March 17, 2017, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. The windows and doors to be removed will be stored so that it can be put back or reused on the property.

3. A building permit is required for the proposed work.
4. 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.
5. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Respectfully submitted,



Kirsten Larsen
Associate Planner



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

Application for Certificate of Appropriateness or Waiver of Certificate *HP-17-02*

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: 1217 Pershing Street Wenatchee WA 98801
 Property Owner's Name(s): Andrew + Melanie Doubroff
 Mailing Address: 1217 Pershing Street Wenatchee WA 98801
 Contact No.: (310) 467-4061 E-mail Address: mdoubroff1217@gmail.com
 Applicant Name (if different from owner): N/A
 Mailing Address: N/A
 Contact No.: N/A E-mail Address: N/A

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: Date: 03/17/17

1217 Pershing Street - Proposed Wood Shop Agenda

Sheet Index:

1. **Site Plan** – *Indicates existing Garage in relation to Main house and property.*
2. **Garage Dimensioned** – *Indicates outside dimensions of existing Garage footprint.*
3. **Building Elevation Legend** - *Indicates Building Elevation cross reference letters*
4. **Front of Building Elevation** – *Indicates location of replacement doors & window and Type #*
5. **North Side Elevation** – *Indicates location of new double door opening and Type #*
6. **Rear Elevation** – *Indicates location of replacement windows and notes Type #*
7. **South Side Elevation** – *Indicates location of replacement windows and Type #*
8. **Main House Elevation** – *Indicates existing Window and trim style to duplicate on Shop*
9. **Window and Door Types** – *Indicates door and window Types with correlating Type #*
10. **Exhibit A** – *Cut sheet for window product intended to purchase and install*
11. **Exhibit B** – *Cut sheet for patio door unit intended to purchase and install*

Scope of Work:

Exterior of Building – Existing siding color (white) will remain. Remove and save existing windows and doors; light demolition and framing necessary to accept new doors and windows.

Interior of Building – Electrical modifications to accommodate general shop use. New LED task lighting throughout shop. Complete exterior walls and ceiling insulation and drywall. Existing original concrete floors to be sanded to expose aggregate appearance. All new drywall to be taped and painted.

1217 Pershing Street - Proposed Wood Shop Agenda

Sheet Index:

1. **Site Plan** – Indicates existing Garage in relation to Main house and property.
2. **Garage Dimensioned** – Indicates outside dimensions of existing Garage footprint.
3. **Building Elevation Legend** - Indicates Building Elevation cross reference letters
4. **Front of Building Elevation** – Indicates location of replacement doors & window and Type #
5. **North Side Elevation** – Indicates location of new double door opening and Type #
6. **Rear Elevation** – Indicates location of replacement windows and notes Type #
7. **South Side Elevation** – Indicates location of replacement windows and Type #
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Selection of Window Type Defined – The main house contains a total of four(4) window configurations identical to the provided photo (ref. to page 8 photo) so to better tie the two buildings together in architectural cohesive design, our goal was to support the Main House. The Main House also contains two(2) window openings which are single window configurations (illustrated on page 9, detail #3). The illustration of a double window scenario to match the page 8 photo is found on Page 9, detail #1.

Note: The Main House was built in 1908, the detached Garage built in 1912, which may explain the disconnect in window selection.



1217 Pershing St.
Wenatchee, WA 98801
Phone: 509-645-1217
Fax: 509-645-1218
www.wenatcheeplanning.com

1217 PERSHING ST.
WENATCHEE, WA

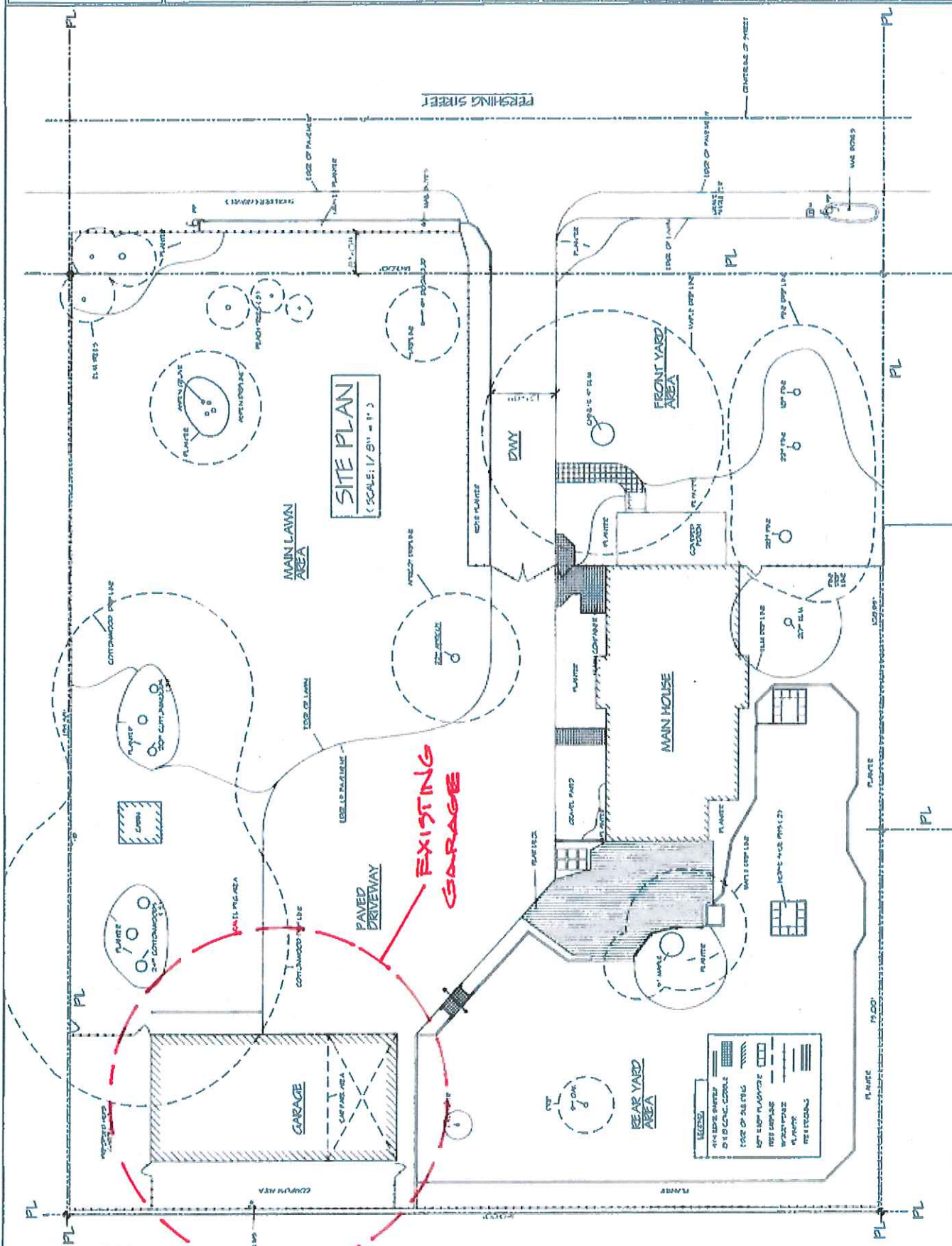
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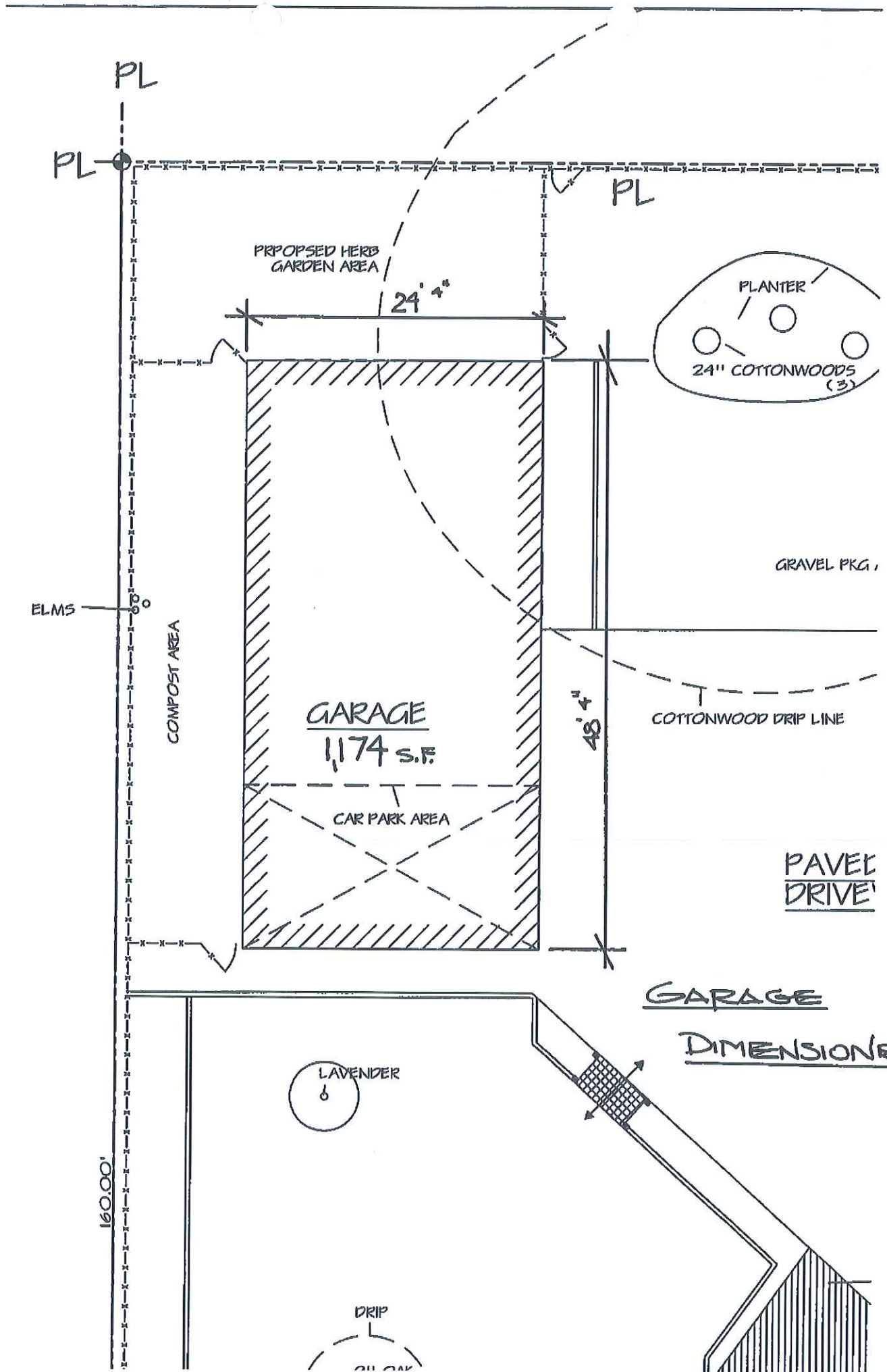
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NOT FOR BID.
APPROVED BY
5-18-13
DRAWN BY
CITY ENGINEER

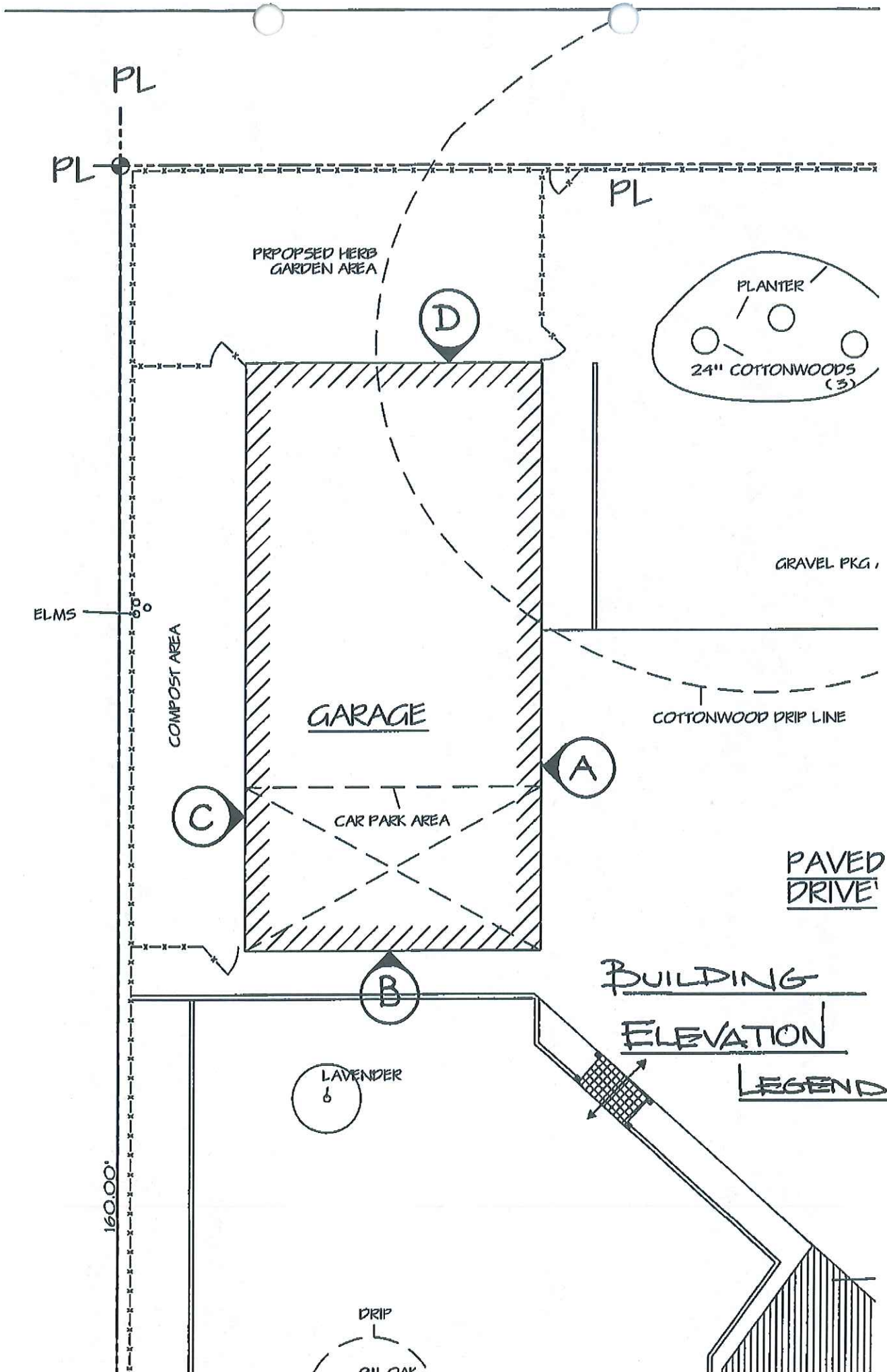
DATE	SCALE
5-18-13	AS SHOWN
DRAWN BY	CHECKED BY
CITY	D. DUNN

SHEET TITLE
SITE PLAN

SHEET NO.
A1.0







① FRONT ELEVATION



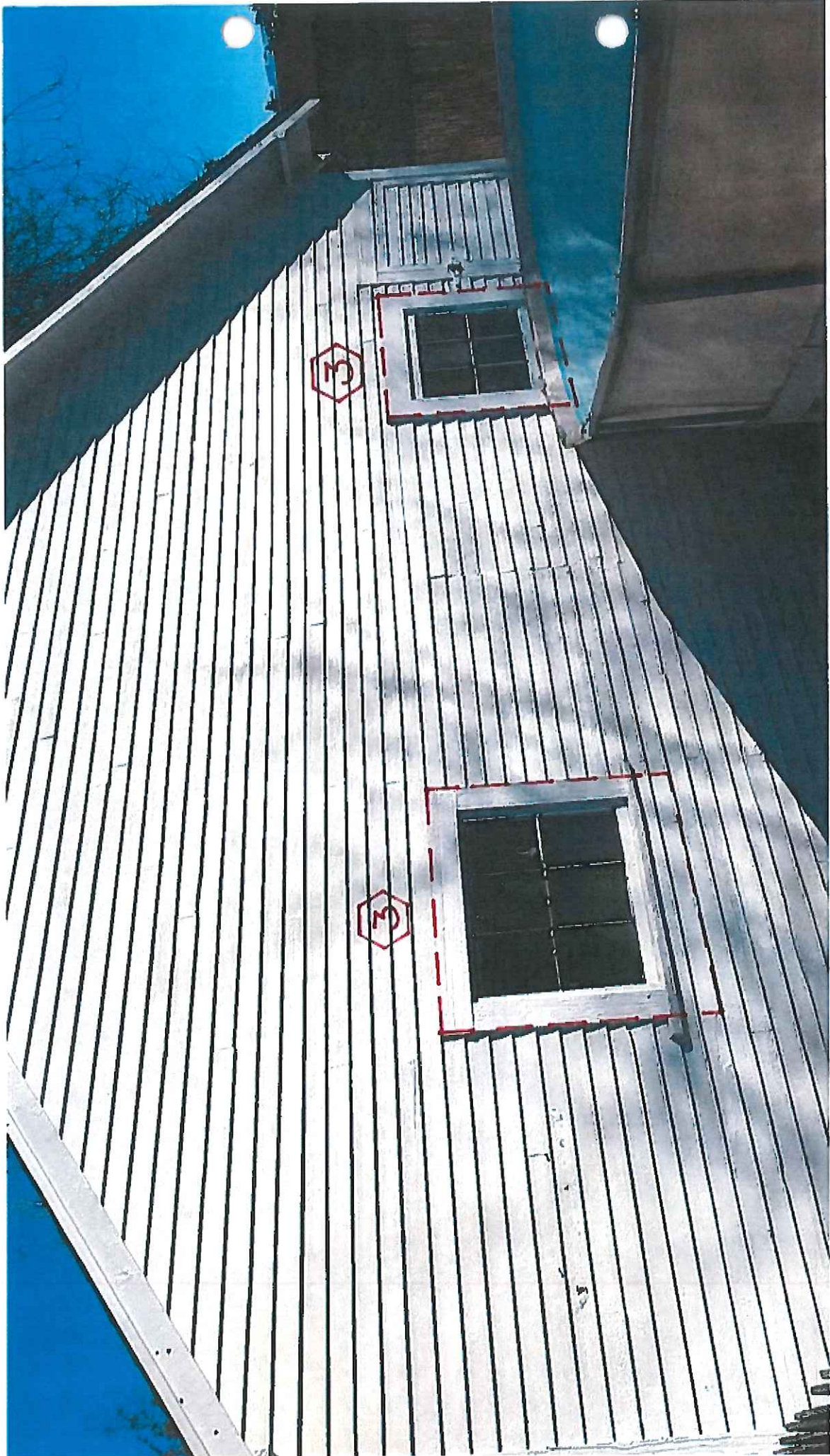
ⓑ NORTH SIDE ELEVATION



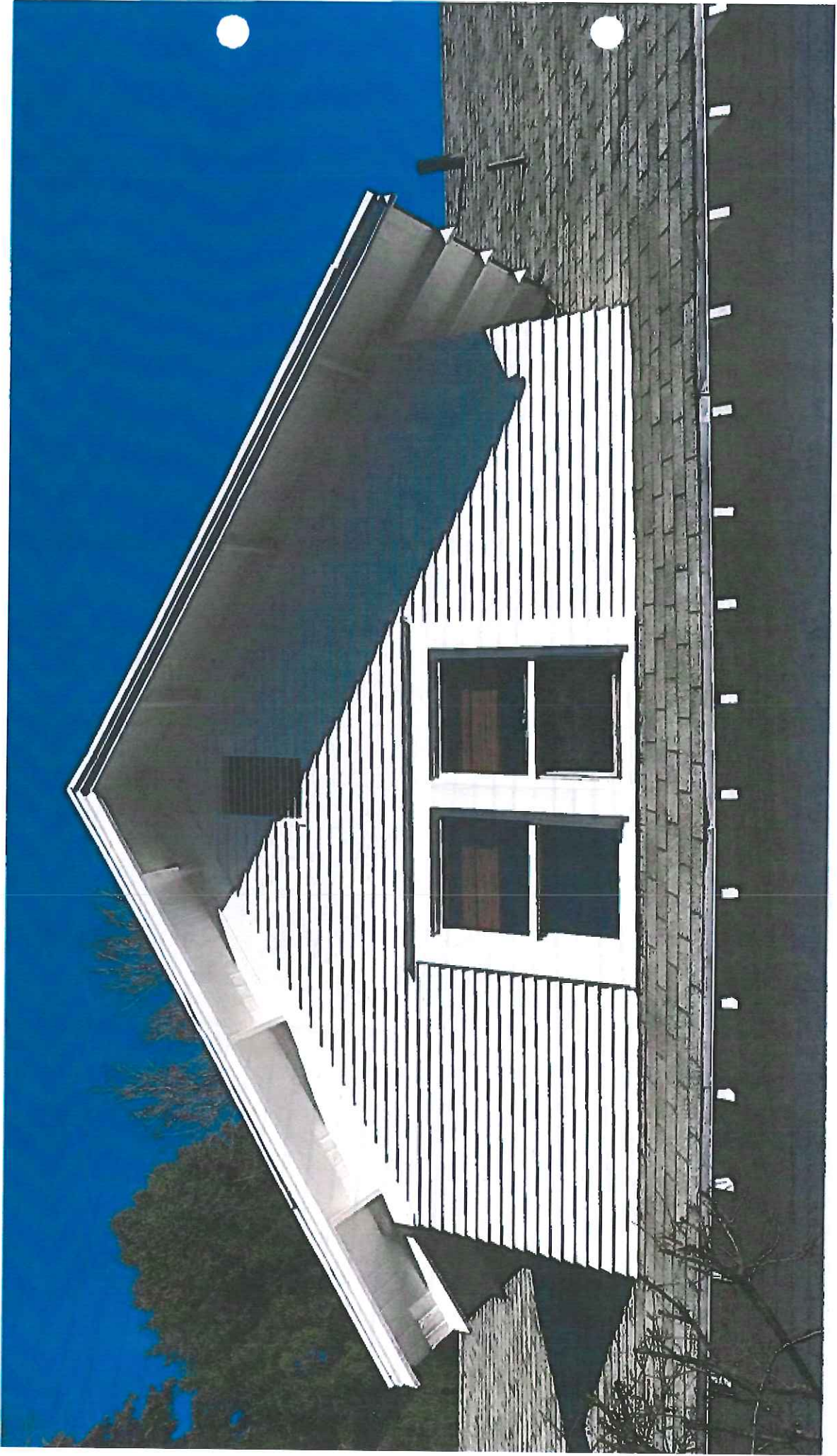
© REAR ELEVATION



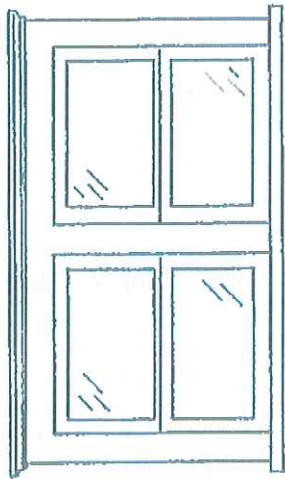
① SOUTH SIDE ELEVATION



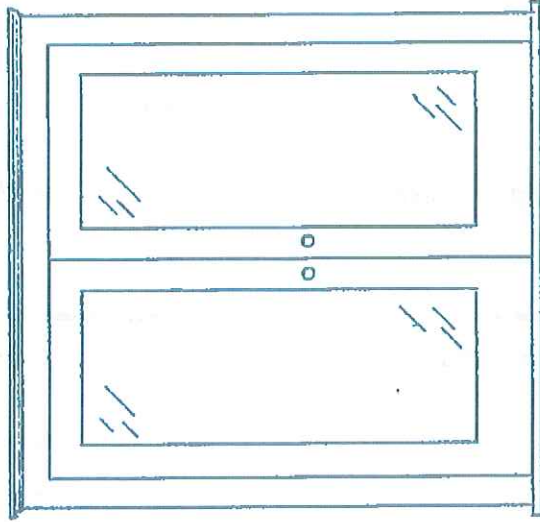
⑤ MAIN HOUSE - WINDOW TEMPLATE



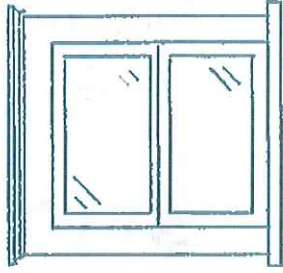
WINDOW & DOOR TYPES



1 - DOUBLE WINDOW
OPTION

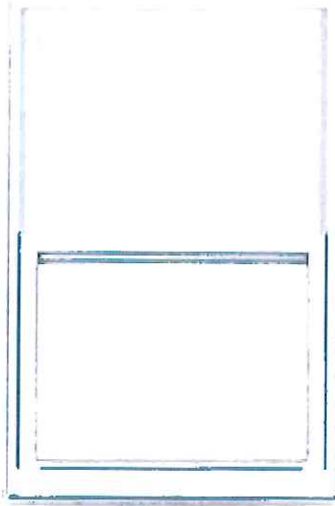


2 - DOUBLE DOOR



3 - SINGLE WINDOW
OPTION

EXHIBIT A



American Craftsman

31.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with Nailing Flange

★★★★ (30)

[Write a Review](#)

[Questions & Answers \(39\)](#)

\$119.00 /each

Exterior Color/Finish Family: White



Width (in.) x Height (in.)
31.375 x 35.25

Quantity - 1 +

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Product Overview

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

- Energy efficient design
- Dual weather stripping creates a weather tight seal

Info & Guides

[Instructions / Assembly](#)

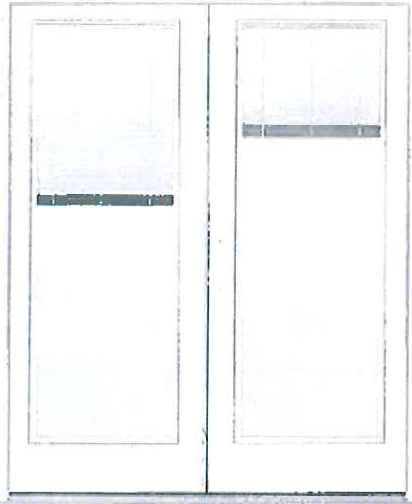
[Warranty](#)

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Live Chat





JELD-WEN

72 in. x 80 in. Steel White Right-Hand Inswing Patio Door

★★★★★ (7)

[Write a Review](#)

[Questions & Answers \(11\)](#)

\$648.00

 /each

Product Overview

The resilient and strong Jeld-Wen 72 in. x 80 in. Steel White Right-Hand Inswing Patio Door is built to be secure, easy to care for, energy efficient and reliable for years to come. It keeps out water and resists rust. I... [See Full Description](#)

Quantity - 1 +

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1 In stock

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Easy returns in store and online
[Learn about our return policy](#)

Product Overview

The resilient and strong Jeld-Wen 72 in. x 80 in. Steel White Right-Hand Inswing Patio Door is built to be secure, easy to care for, energy efficient and reliable for years to come. It keeps out water and resists rust. Internal mini blinds are thermally sealed between the glass so there is no need for dusting. The blinds easily raise, lower and tilt to give you control of light and privacy. The door is Energy Star qualified for savings.

California residents: see [Proposition 65 information](#)

- Weather- and water-resistant steel frame
- 5 in. Thick construction and durable sill offer resilience and security
- Premium weather stripping protects against weather and air infiltration

Info & Guides

[Instructions / Assembly](#)

[Specification](#)

[Use and Care Manual](#)

[Warranty](#)

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SITE PLAN
(SCALE: 1/8" = 1')

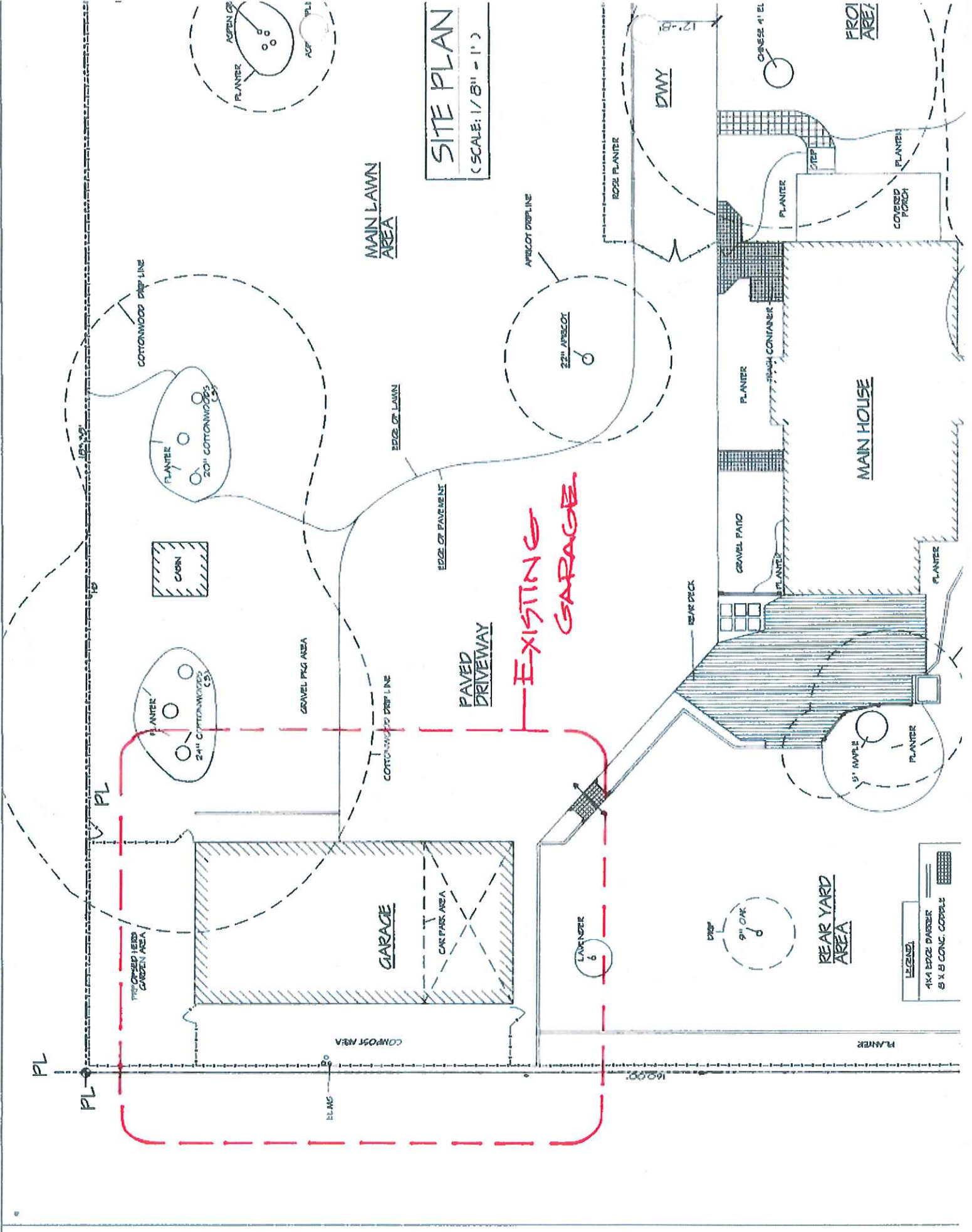
MAIN LAWN AREA

EXISTING GARAGE

PAVED DRIVEWAY

MAIN HOUSE

REAR YARD AREA

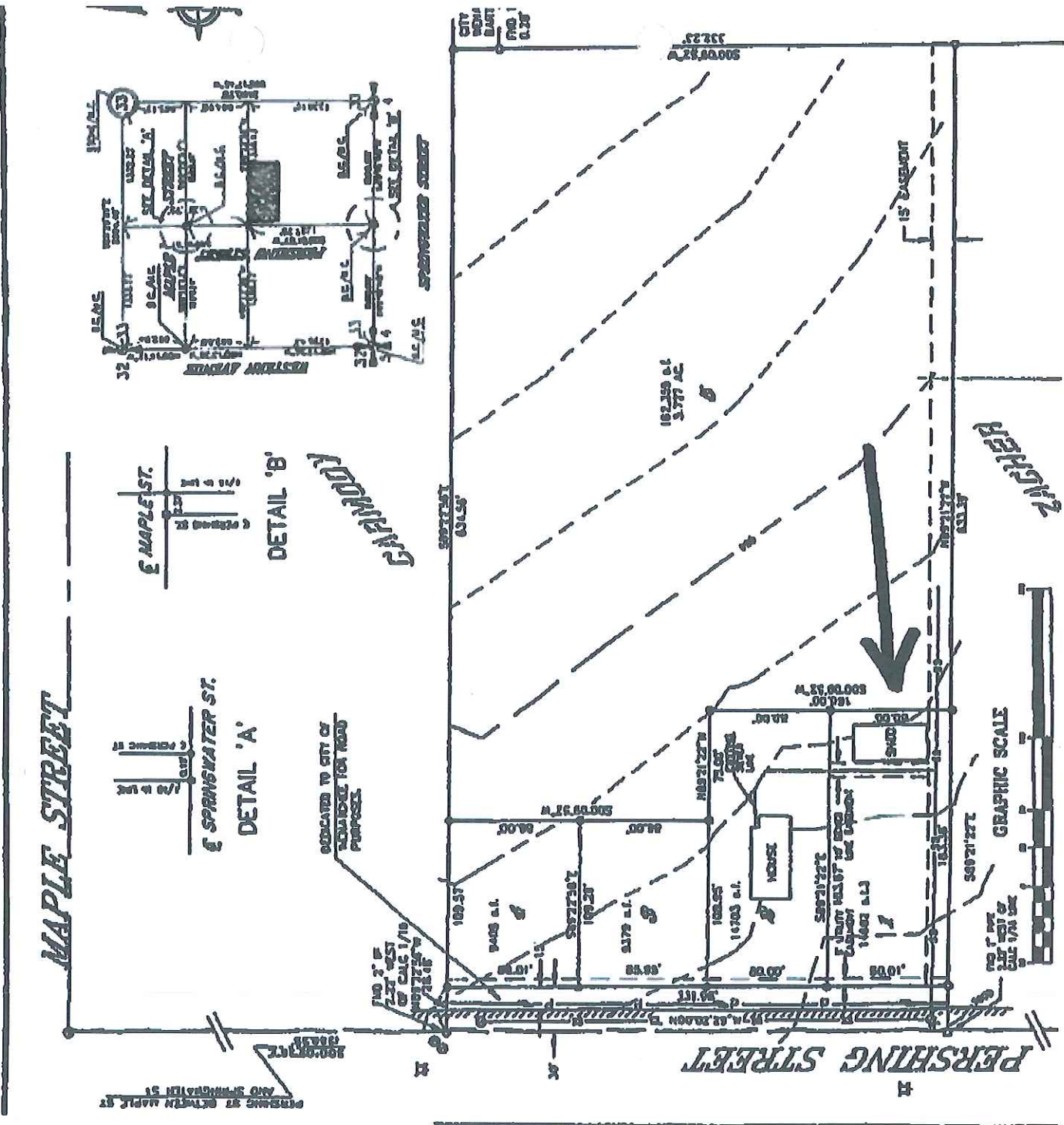


LEGEND

	4x4 EDGE DANNER
	8 X 8 CONC. COPPLE

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 to show all matters related to the property
 including but not limited to, area, dimensions, easements,
 encroachments, or location of boundaries. The Company
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 sketch. Reference should be made to an accurate survey
 for further information.

SHORT PLAT APN 424918



MAPLE STREET

PERSHING STREET

SPRINGWATER ST.
 DETAIL 'A'

MAPLE ST.
 DETAIL 'B'

GRAPHIC SCALE

15' EASEMENT

GRAPHIC SCALE

