

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
JUNE 7, 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 May 3, 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. HP-17-03 – Certificate of Appropriateness – 150 S. Franklin Avenue
 - B. HP-17-04 - Certificate of Appropriateness – 135 N. Wenatchee Avenue
- VI. OTHER**
 - A. Member roundtable
- 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: Mark Seman and Stacie Goetz. City staff was represented by Glen DeVries, Planning Manager; Kirsten Larsen, Associate Planner; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of April 5, 2017.

Chair Culp postponed approval of the minutes to later in the meeting in the hope additional members would arrive to make a quorum.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

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

There was no public comment.

Board members Jon Campbell and Wendy Priest arrived at 5:33 p.m. Board member Lisa Dahlgreen arrived at 5:35 p.m.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Discussion: Small Cell Wireless Facilities Moratorium

Glen DeVries, Community Development Director, and John Ajax, Senior Planner, presented the staff report.

The board asked questions of staff.

Chair Culp asked if there was public comment on the matter.

Clark Dice, 3412 Birch Mountain Road, Wenatchee, WA addressed the board. Dice spoke in favor of small cell wireless facilities. He expressed his opinion on the advantages of microcell tower technology and the benefits that could be realized by the community.

Following discussion on the matter, the board was in agreement that they would like staff to bring back additional information regarding aesthetics, applicable code used by other jurisdictions, and proposed ordinance suggestions and language.

Staff advised that they would bring additional information for the board's review at their next regular meeting in June.

Before proceeding to the next item on the agenda, Chair Culp advised that the board would go back to approve the minutes of the last regular meeting.

Board member Campbell moved to approve the minutes of April 5, 2017. Board member Dahlgreen seconded the motion. The motion carried.

B. Historic Home Tour – volunteer sign-up

Kirsten Larsen, Associate Planner, provided board members with Home Tour fliers that they could distribute and passed around the volunteer sign-up list from the museum.

VI. OTHER

A. Member roundtable

Board member Wendy Priest commented on how nice the historic street signs look in the Grandview Historic District.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:17 p.m.

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

STAFF REPORT
HP-17-03, 150 S. FRANKLIN AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community and Economic Development Staff
RE: Review for a Certificate of Appropriateness for 150 S. Franklin Avenue
DATE: June 7th, 2017

I. SUMMARY OF REQUEST

Description of Request:

The applicant is proposing to remove the existing covered porch and construct a new covered porch to include an enclosed entry area that currently does not exist. The proposed covered porch and enclosed area would be extended approximately 5' toward the front property line. The existing front door and windows would be reused and installed in the same configuration on the proposed front entry. A new window matching the existing windows on the house would be installed on the north side of the proposed entry. The proposed roofline would replicate the existing "eyebrow" roofline of the existing covered porch. The exterior would be finished in Hardiplank to match the existing siding of the home.

II. GENERAL INFORMATION

Applicant: Mike Kaputa
150 S. Franklin Avenue
Wenatchee, WA 98801

Owners: Mike Kaputa and Suzanne Tomassi

Department Review: City of Wenatchee Community & Economic Development Staff

Location and/or legal description: The subject property is located at 150 S. Franklin Avenue, Wenatchee, WA and legally described as the south 65 feet of lots 1 and 2 and the south 65 feet of the east 25 feet of lot 3, Block 66 Grandview Addition to Wenatchee, and is approximately .19 acres in area. The parcel is identified as Assessor's Parcel Number: 22-20-10-586-475.

Zoning District: Residential Moderate (RM), Grandview Historic District (GHD) Overlay

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on April 13, 2017.

History: The house at 150 S. Franklin stands on Block 66 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape largely in the 1920s. Infill came later in the 1940s and '50s, particularly along Bryan Street. By 1928, lots along Franklin Avenue, and about half of lots along Idaho Street contained single-family homes with detached garages.

This particular parcel was developed by 1921, when the house first shows up on Sanborn insurance maps. A garage stood at the rear of the house along the alley. On subsequent maps from 1928 and 1949, the footprint of the house had been enlarged with a wing to the north. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: A single-story cottage with complex hipped roof and decorative central chimney. Eyebrow dormers with casement windows, and one large clipped gable dormer at rear. Offset front portico

has projecting segmental arch on posts. Sidelights flank front door. Multi-paned over one light sash, grouped in twos and threes. Wide-gauge siding may be a replacement. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Historic Inventory Photos 1-2:



Photo 1-



Photo 2-

III. NOTICE AND PUBLIC COMMENT

Notice of application and the June 7th, 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 STANDARDS

Purpose

WCC 10.40.060 Grandview historic district (GHD). The purpose of the Grandview historic district overlay is to implement special design and review standards that protect and promote the historic character of the Grandview historic district designated to the city of Wenatchee register of historic places pursuant to Chapter 2.36 WCC.

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.

Authority

WCC 10.40.060(5) Actions Subject to Historic Preservation Board Approval. The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170 for compliance with applicable provisions of the Grandview Historic District Preservation Handbook. All decisions of the historic preservation board are subject to appeal in accordance with Chapter 13.11 WCC, Appeals.

- (b) Rooftop and/or building additions visible from a public street.
- (c) Exterior work visible from a public street not listed above, such as use of different materials, modification of original features, etc.

Review Criteria

WCC 10.40.060(2) The listed “Standards” found in the preservation handbook are required to be followed on portions of properties visible from the street to preserve the historic character of the district as a whole. For this purpose, alleys are not considered public streets. Visible from a public street shall be determined by whether the work is visible from any location while standing on the public sidewalk in front of the subject property and standing on the sidewalk in front of adjacent properties. “Options and Guidance” provisions included in the handbook are not required provisions. They provide additional information for meeting the intent of each section, and provide alternative options to meet the intent that may require historic preservation board approval and/or staff review.

Grandview Historic District Preservation Handbook

General Intent: Specific standards are provided for foundations, siding, windows and doors, roofs, and porches in the following sections. In addition, there are common standards that apply to most if not all features of the primary structure recognizing that structure’s architectural style. The intent of this section is to provide general standards that apply to the entire primary structure. The standards are designed to preserve the front appearance and historic character of individual structures that make up the district as a whole, while providing for reasonable use of private property.

Porches Intent: Porches are common features of many 19th- and 20th- Century residential styles. In many residences, the porch is the most distinctive stylistic element of the design. Porches vary greatly, yet create an important relationship between the indoor and outdoor space. Porches, and alternatively porticos, define

the entry to the residence. Placement of porches may be symmetrical, asymmetrical, wraparound, courtyard-oriented, or portico. A portico is a small covered walkway supported by columns that leads to the entrance of a building.

Many of the houses in the Grandview Historic District and in many neighborhoods throughout Wenatchee have porches. The prominent architectural styles, such as craftsman, prairie, bungalow and Queen Anne, included front porches in their design.

Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood by being large enough for people to sit and observe the public life of their street. The intent of this section is to preserve existing porches and encourage restoration of porches that have been previously modified from their historic nature.

Additions to Primary Structures Intent: The intent of this section is to establish when and where additions are appropriate and provide options for creating additional living space, while preserving the historic architectural integrity and character of the main structure. It is also the intent to be able to easily interpret the architectural style of the historic structure after new additions or alterations are constructed.

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.

HOUSING ELEMENT

MAINTENANCE & PRESERVATION - Preserve and enhance the value and character of neighborhoods by improving and extending the life of the existing housing inventory. Give special priority to the maintenance of historic properties and the retention of existing affordable housing stock.

Policy 1: Preserve and protect older neighborhoods that demonstrate continuing residential viability.

Policy 2: Encourage private reinvestment in homes and neighborhoods by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Public Comments

A public comment was received from Tom and Kris Bassett on May 22, 2017 stated concern that the application as present was inconsistent with Standard #5 under Porches and Standards #1, #2, and #4 under Additions with the Grandview Historic District Preservation Handbook. Additionally, they stated concern if the application is approved that it would set a precedence for inappropriate additions within the district and for properties listed on the Wenatchee Register of Historic Places.

V. ANALYSIS

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 and the Housing Element of the Wenatchee Urban Area Comprehensive Plan, the applicant's proposal will be reviewed below for consistency with the standards within the Grandview Historic District Handbook. The

proposal will assist in extending the usability of the existing house and demonstrating a private reinvestment by the landowner.

Grandview Historic District Preservation Handbook

Porches

Standards:

- 1) New front porches shall be large enough for people to sit and observe the public life of their street and neighborhood. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 2) New porticos shall only be allowed on appropriate historic styles; such as Colonial Revival. Setbacks as described in the Site Design and Landscaping Section shall be adhered to.
- 3) Porches and porticos shall orient the front of a house to the street and clearly identify the front door.
- 4) A porch or portico shall use similar materials to that of the primary structure.
- 5) Existing historic and proposed (style appropriate) porches and porticos shall not be enclosed.
- 6) Original porches and porticos shall not be removed from the primary façade and shall maintain the existing location, form, details and columns.

Options and Guidance:

- 1) The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- 2) On structures where no evidence of a porch or portico exists, a new porch or portico may be considered that is similar in character to those found on other similar historic structures, if appropriate to the overall architectural style of the structure.
- 3) Where removal of a porch adds to the historic character of the main structure, it is encouraged.
- 4) New and/or enlargement of an existing porch or portico will likely require review by the board. Please check with City staff prior to proceeding with any changes.

Staff Analysis: The applicant is proposing to remove the existing covered entry. Standard #6 states that original porches and porticos shall not be removed from the primary façade and shall maintain the existing location, form, details, and columns. The applicant states that they believe the features of the portico have been modified over time and are not original; however, the historic property inventory report and correspondence with on May 21, 2009 both indicate the portico is an original feature.

Additionally, Standard #5 states that existing historic and proposed (style appropriate) porches and porticos shall not be enclosed. The application materials state and show that a portion of the proposed porch would be enclosed to make an entry way which is not consistent with this standard.

Under the Options and Guidance #4, proposed new and/or enlargement require review from the board. This application is being review by the board at the June 7th, 2017 meeting.

Additions to Primary Structures

Standards:

- 1) Additions and structural alterations shall be limited to the rear and side yards and set back from the front of the existing structure to minimize visual impacts when viewed from the street.
- 2) New additions shall be designed in keeping with the original architectural character, color, mass, scale, form, and materials and have the least impact upon existing character-defining features. New additions shall be designed to remain subordinate to the main structure.
 - a. The relationship of height to width of new additions and their sub-elements, such as windows and doors, shall be compatible with the character of the surrounding historic structures within the district.
 - b. The relationship of wall to window shall also be compatible with related elements of the structure and with historic character of the surrounding historic structures within the district.

- c. The roof form of a new addition shall be in character with that of the primary structure and keep the mass and scale subordinate to the primary structure.
 - d. Blank facades without windows shall not be used.
 - e. When constructing new additions, do not obscure, damage, destroy or remove original architectural details and materials of the primary structure unless they are being repaired, or replaced with exact replicas. This includes removal of any second story of a historic structure.
 - f. Original entrances to structures, front porches, and projecting features, such as balconies, bays, and dormer windows shall be retained or restored.
 - g. A rooftop addition (defined as any feature altering the original roof shape or design) shall be set back from the front of the structure. This will help preserve the structure's proportions as seen from the street.
 - h. Original second stories shall not be removed to add a new addition to the structure or to lower the roof, but some modification is allowed to accommodate an expansion of livable space.
 - i. When adding a dormer to an existing roof, it shall be in character with the primary structure's design.
- 3) An addition shall be made distinguishable from the original structure, even in subtle ways, so that the character of the original structure is not altered.
 - 4) New front entrances are prohibited from additions.
 - 5) Respect traditional entrance patterns when planning any additions to an historic structure (e.g. front entrances are predominant in the district).
 - 6) The height of any addition shall not exceed the height of the original structure. A second story cannot be created where one does not currently exist.
 - 7) Mechanical and electrical equipment, such as solar panels, air conditioners, and attic fans, shall not be placed on primary, character-defining facades or roofs and must not be visible from the street.

Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged. (See General Section for alternatives.)
- 2) Creating an offset in the foundation between the original and new structures may help to define an addition.
- 3) Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- 4) See also Preservation Briefs #14: New Exterior Additions to Historic Buildings, published by the National Park Service. Preservation Briefs may be found on the Internet at www.cr.nps.gov/hps/tps/briefs/presbhom.htm
- 5) Minimize damaging historic materials in order to insert new mechanical and electrical systems, such as cutting holes in walls.
- 6) If an addition is proposed to be added to the front of a structure, the addition shall go through the board for review and approval. Please contact staff prior to proceeding.
- 7) Secondary front entrances, subordinate to the primary entrance may be allowed through board approval.
- 8) When a property has features and architectural details of multiple styles, determine the predominant style and use those features and architectural details.
- 9) Board review is required for proposed additions that do not mimic the original character of the structure.

Staff Analysis: The applicant is proposing a new covered porch and enclosed area that will mimic the look of the existing covered porch and entrance by reusing the original front windows and historic door, and

replicating the columns and eyebrow roofline. Additionally, the applicant is proposing a new window to match the existing on the north side of the proposed entry addition.

Standard #1, states that additions shall be to the side and rear of the building to limit the visual impact when viewed from the street. The proposed addition is on the front of the building and would be constructed five feet closer to the street than the existing portico. It appears that while the applicant has taken care to maintain the look of the existing portico with the proposed addition of the entry way and covered porch, it will have a significant impact to the front of the existing structure by adding a room where there was not one before that projects from the front façade.

Standard #4, states that new front entrances are prohibited from additions. The purpose of this addition is to provide a new front entrance.

VI. RECOMMENDATION

Staff is recommending denial of the Certificate of Appropriateness based on the application materials of record and staff analysis of applicable code and policies. Proposed findings of fact and conclusions of law in support of this recommendation are identified below.

Draft Motion: I move to deny HP-17-03, a Certificate of Appropriateness for 150 S. Franklin Avenue based upon the findings of fact and conclusions of law contained within the June 7th, 2017 staff report.

Suggested Findings of Fact:

1. The subject property is located at 150 S. Franklin Avenue, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-475.
2. The applicant/owner is Mike Kaputa, 150 S. Franklin Avenue, Wenatchee, WA.
3. The owner is Mike Kaputa and Suzanne Tomassi, 150 S. Franklin Avenue, Wenatchee, WA.
4. The subject property is identified as a contributing property within the Grandview Historic District.
5. The building is an unusual cottage with a Colonial Revival style within the Grandview Historic District.
6. A complete application was submitted in accordance with Wenatchee City Code on April 13, 2017.
7. The application materials identify all the work to be accomplished and request a Certificate of Appropriateness for the proposal.
8. Appropriate notice was accomplished in accordance with Wenatchee City Code.
9. A public comment was received from Tom and Kris Bassett on May 22, 2017.
10. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
11. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
12. On June 7th, 2017, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 150 S. Franklin Avenue, Wenatchee, WA.
13. 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".
 - a. 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. The Grandview Historic District Preservation Handbook Porches Standards states: "original porches and porticos shall not be removed from the primary façade and shall maintain the existing location, form, details and columns".

15. The Grandview Historic District Preservation Handbook Porches Standards states: "existing historic and proposed (style appropriate) porches and porticos shall not be enclosed".
16. The Grandview Historic District Preservation Handbook Additions to Primary Structures Standards states: "additions and structural alterations shall be limited to the rear and side yards and set back from the front of the existing structure to minimize visual impacts when viewed from the street".
17. The Grandview Historic District Preservation Handbook Additions to Primary Structures Standards states: "new front entrances are prohibited from additions".
18. The applicant has proposed to remove the existing covered porch and construct a new covered porch to include an enclosed entry area that currently does not exist. The proposed covered porch and enclosed area would be extended approximately 5' toward the front property line. The existing front door and windows would be reused and installed in the same configuration on the proposed front entry. A new window matching the existing windows on the house would be installed on the north side of the proposed entry. The proposed roofline would replicate the existing "eyebrow" roofline of the existing covered porch. The exterior would be finished in Hardiplank to match the existing siding of the home.
19. 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 alter the historic stylistic and architectural features of the subject property visible to the surrounding properties and the District.
3. The application is not consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan as it does not follow the design guidelines adopted with the Grandview Historic District Preservation Handbook.
4. The application is inconsistent with intent and purpose of the Grandview Historic District Preservation Handbook.
5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Respectfully submitted,



Kirsten Larsen
Associate Planner

Kirsten Larsen

From: Tom Bassett <tomandkris@nwi.net>
Sent: Monday, May 22, 2017 10:45 AM
To: Kirsten Larsen
Subject: 150 S. Franklin Avenue - Comments to Application

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

I am writing to the proposed front porch addition applied for by Mike Kaputa, owner of the home at 150 S. Franklin.

The basis of my comments reflects the City of Wenatchee "Grandview Historic District Preservation Handbook" dated February 13, 2013, and adopted into the Zoning Overlay for the Grandview Historic District. The provisions in the Handbook apply to all properties located within the Grandview historic district boundaries.

Per the "Grandview Historic District Preservation Handbook," and the specific cited sections of the handbook detailed below, this design for a front porch addition is not allowed.

Specifically note:

Pages 30-32 Porches **#5 under Porches**

- Existing historic and proposed (style appropriate) porches and porticos shall not be enclosed.

Response: The proposed design is proposing to enclosed the existing porch under the roof area. By adding an additional extended roof and porch it becomes out of scale to the existing house and existing front porch and roofline. Just because the porch roof is already there, it shall not be enclosed. The addition built to the north on the original building was not a front porch and met those requirements under Additions #1 below.

Pages 33-36 Additions (specifically #2a, c, f) are in conflict with the proposed design. Even more specifically:

#1 under Additions reads:

- Additions and structural alterations shall be limited to the **rear and side yards** and set back from the front of the existing structure to minimize visual impacts when viewed from the street.

Response: This design is in conflict with this standard.

#2 under Additions

- Details specifically to every aspect of any proposed addition, several which are in conflict with the proposed design, especially to **c**, and **f**, which states “**Original entrances to structures, front porches, and projecting features, such as balconies, bays and dormer windows shall be retained or restored.**”

Response: The proposed design is in conflict with the Handbook and zoning overlay.

#4 under Additions reads:

- New front entrances are prohibited from additions.

Response: The proposed design is an addition to the front of the house. It is specifically stated to be PROHIBITED, and therefore is not allowed.

It is clear that this proposed design, **which is an addition** is in conflict with the Handbook. The roofline of the porch is proposed to be extended and will be out of scale to the house. Such an extension will also affect the arched eyebrow affect that is a distinguishing feature halfway up from the porch and into the roofline. The proposed design minimizes that roof feature and puts the relationship of that eyebrow in the roofline and the new extended front arch of the porch in conflict.

While I compliment Mike on his efforts to make needed improvements on this residence, this proposed design addition is not allowed nor is it a good design. And while I understand the desire to create an entry space inside, **it is a design that is in conflict with the Historic District rules.**

Please do not approval this design.

Doing so would set a precedence for other such inappropriate additions to the District homes and registered properties on the local register. Please consider this aspect of enforcing your decision to not approve.

Sincerely,

Tom and Kris Bassett
908 Idaho
Wenatchee, WA 98801
(phone: 669-5747 – Kris, cell)

Kris L. Bassett

From: Kris L. Bassett
Sent: Thursday, May 21, 2009 11:56 AM
To: 'Mike Kaputa'
Subject: Front Porch

Hi Mike,

I noticed this morning that both Dahlgren's house and Bob Godfrey's is constructed very similarly to yours. – Bob has some brick piers on the porch and both have that stacked details.

After seeing those houses, I very much believe that the back brick/post and arch is original to your house and the goal would be to keep it intact as much as possible. Perhaps your contractor has some more ideas about how to deal with this, and perhaps the brick piers became more unstable when they were removing the siding. If they can stabilize the pier without ripping it all off, and perhaps butt the new siding up to either side of it, the thickness of the new board would hid the damaged areas on the back of the post next to the wall.

I'm very worried that once that support is removed that it might compromise the arched area above. I know that contractors like to start over and just do a clean sweep of it, but that detail is original when you don't have a lot left that is on the house so I feel it's important to protect is as much as possible. I know you like the detail also, so hopefully we can find a way to keep it intact...and it would be less money for you to not have to replicate it, right?

Call me if you need to over the weekend on my cell at 669-5747.



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): _____
 Building/Property Address: 150 South Franklin Avenue
 Property Owner's Name(s): Michael Kaputa
 Mailing Address: 150 South Franklin Avenue
 Contact No.: (509)670-6935 E-mail Address: mkaputa@hotmail.com
 Applicant Name (if different from owner): _____
 Mailing Address: _____
 Contact No.: _____ E-mail Address: _____

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: 9/13/17







Mike Kaputa
150 South Franklin Avenue
Certificate of Appropriateness
Project Description

The project includes renovation of the front porch area and new construction of an entryway. Historic features of the entryway will be maintained and improved, including re-use of door and adjoining windows, re-construction of “eyebrow” roof line, new window to match existing, new siding to match existing and improvement of entryway support columns that have been modified from original.

1. Demolition of existing covered porch

The existing covered porch, including concrete slab and covered entry, will be removed. While I do not have photos of the original house, I believe that the current curved roof supports and columns are not original but may be indicative of the original. Over time and through several renovations, these features have been modified and do not currently present a unified look for the house, particularly the curved roof supports. The existing concrete slab is starting to crack in multiple locations and has considerable surface wear.

2. Construction of new covered porch and entryway

The new covered porch will include an enclosed area that does not currently exist. A new concrete slab will be poured that will integrate the new columns to replicate the existing in a way that gives the front entryway a better look. The new enclosed area will extend approximately five (5) feet towards the street. The original front windows and historic door will be re-used and simply moved in their entirety five feet to the front of the entryway. The new roofline will replicate the existing “eyebrow” roofline, and the eave will extend approximately two (2) feet. A new window that matches the existing original windows will be installed on the north side of the new entryway. Colors and materials will be similar to existing. Existing siding is Hardiplank.



COMPLETE DESIGN INC.
"Construction Design Specialists"

PO Box 1914
Wenatchee, WA, 98807
www.completedesign.cc
contact@completedesign.cc
509-662-3699

This Drawing Created in Autodesk AutoCAD 2017

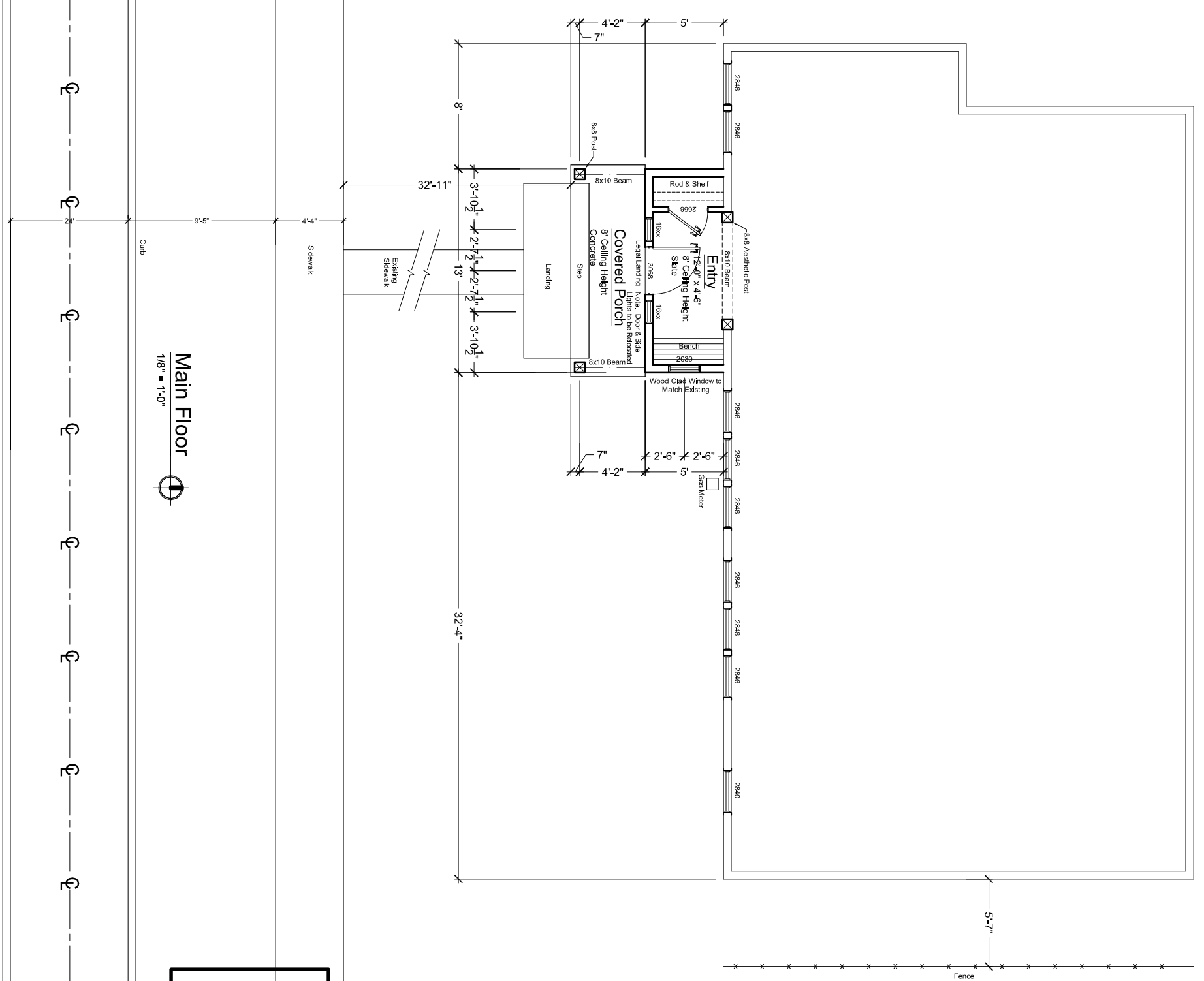
Kaputa Addition
150 S Franklin Ave
Wenatchee, WA 98801
Chelan County

Job No : 17-0025

Issue	Drawn
Draft Set	Scott T. 4.10.17

Main Floor Plan

A-1.1



Main Floor
1/8" = 1'-0"

Approved

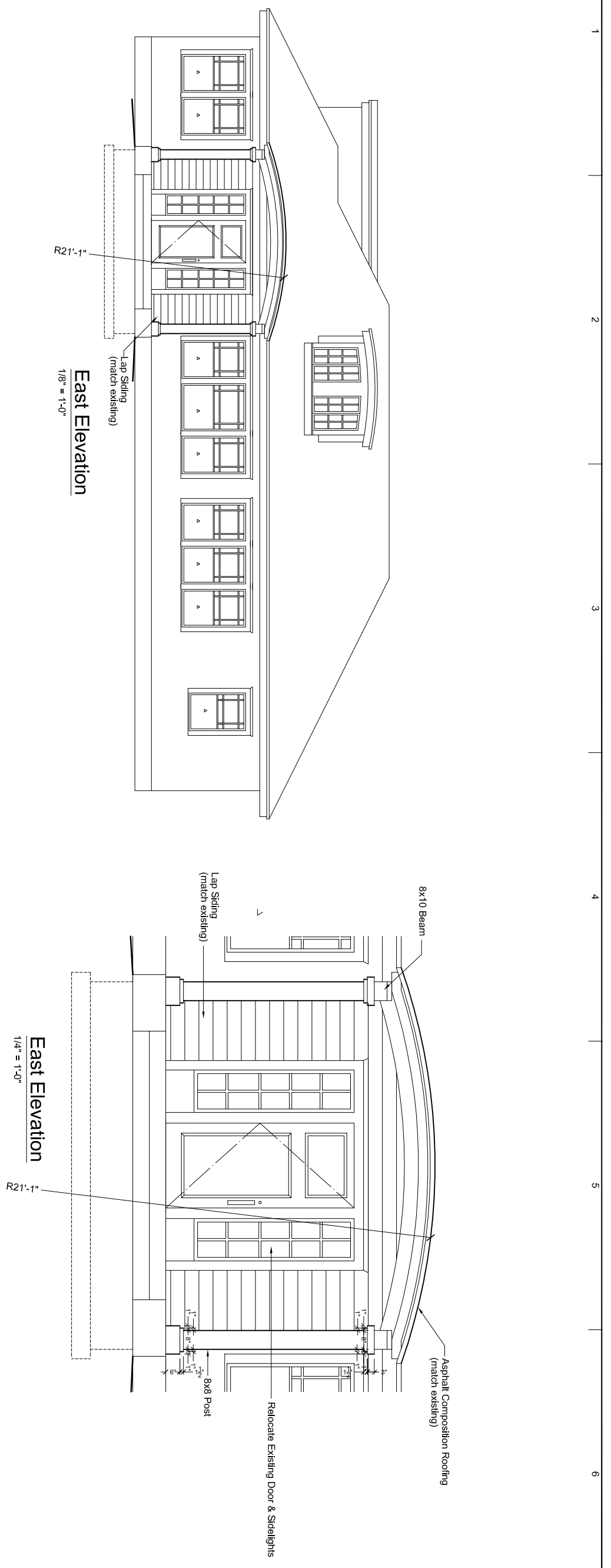
Rep: _____
Client: _____
Date: _____



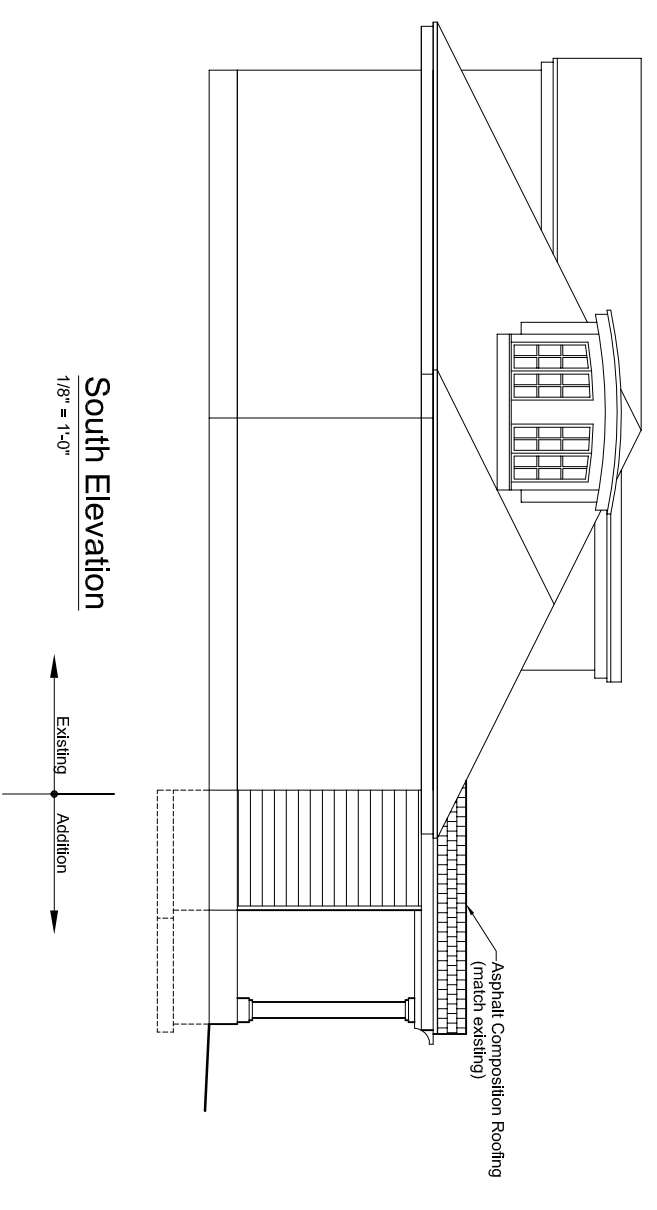
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"Construction Design Specialists"

PO Box 1914
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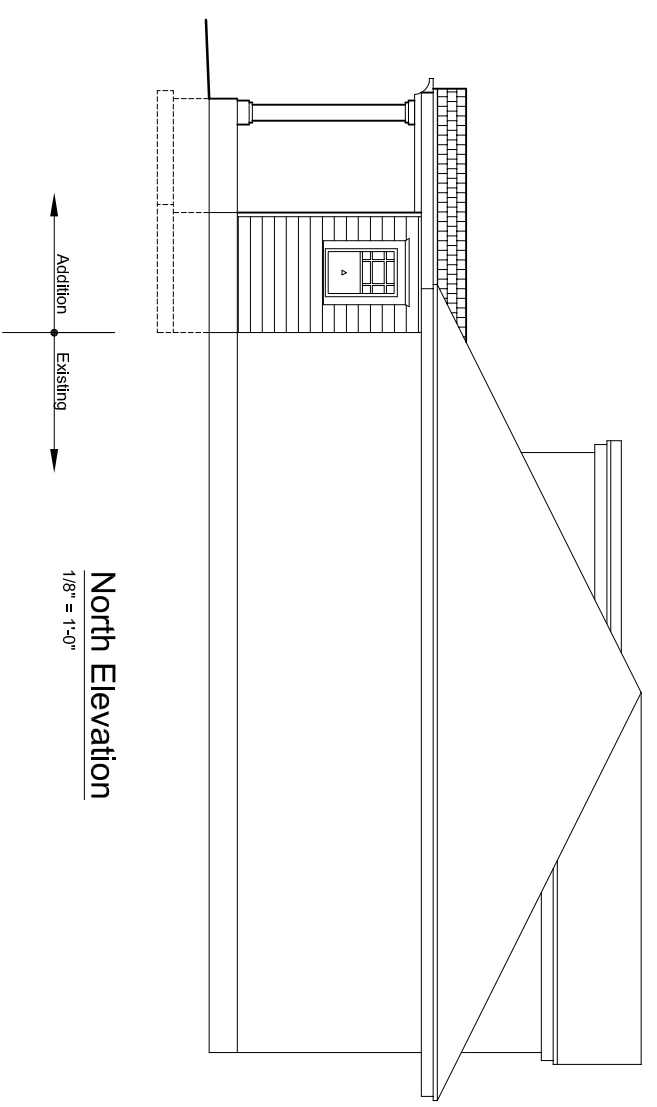
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East Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"

Elevation
1/8" = 1'-0"

Kaputa Addition
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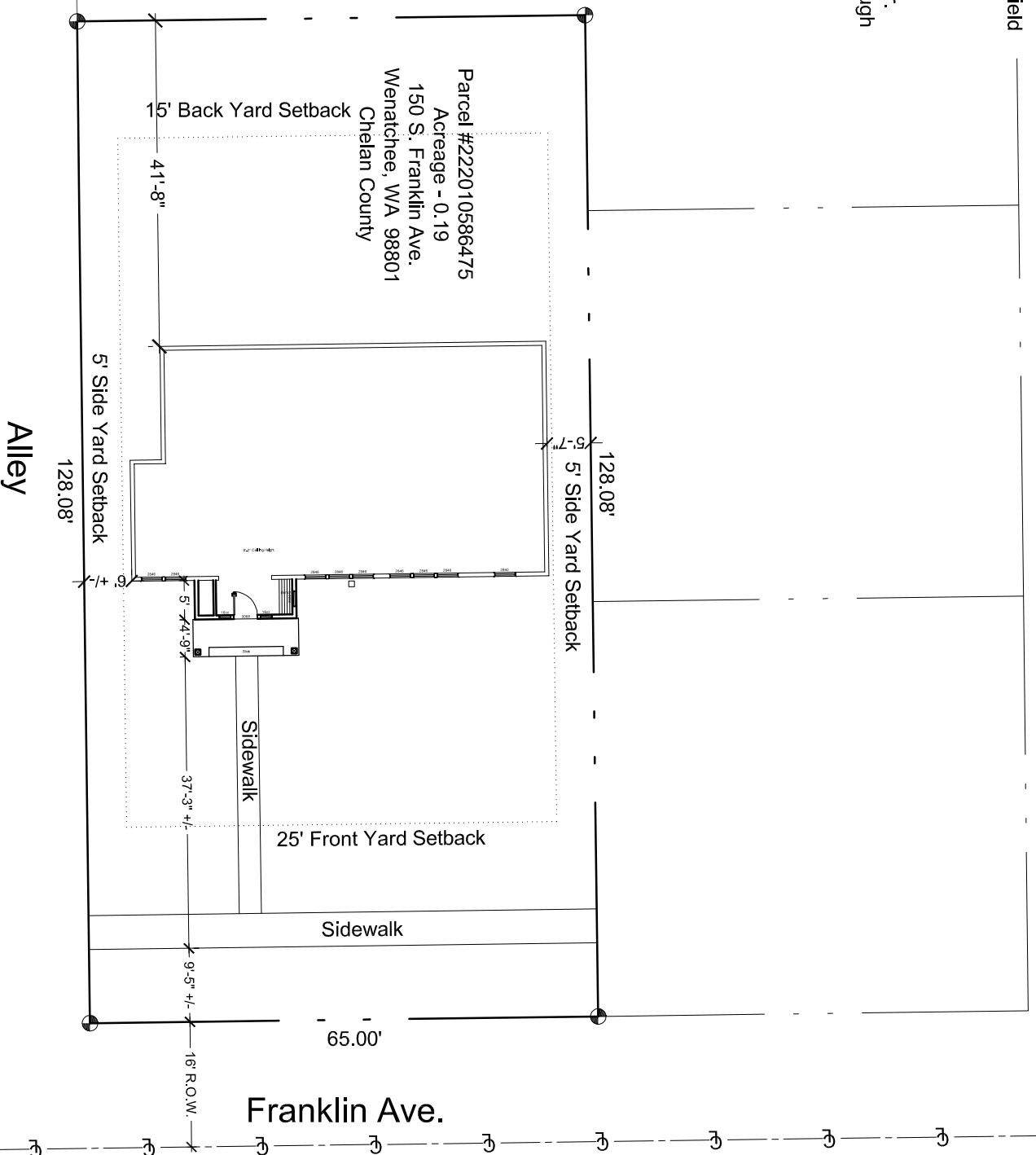
Job No : 17-0025

Issue	Drawn
Draft Set	Scott T. 4.10.17

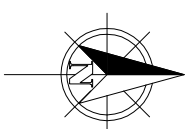
Exterior Elevations

A-2.1

- Site Construction Notes:**
1. Contractor shall provide protection to adjoining property from excavation and fill activities as well from sediment due to runoff.
 2. Boundaries of project clearing to be clearly fenced or flagged in the field prior to construction. Fencing and flagging to be maintained by the contractor for the duration of the construction project.
 3. All On-Site Water is to be Retained Onsite to Prevent Run off onto Adjacent Properties
 4. Control of dust on the site shall be the responsibility of the contractor.
 5. Work hours shall be between the hours of 6am to 7pm Monday through Friday, 7am to 7pm Saturday and Sunday
 6. Call before you dig 1-800-424-5555



Site Plan
1" = 20'



- Legend**
- Property Line
 - Right of Way - Centerline
 - Right of Way
 - Setbacks
 - Easements
 - Cable Television
 - Domestic Water Line
 - Fiber
 - Power
 - Sanitary Sewer
 - Telephone
 - New Structure
 - Existing Structure

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Chelan County

Job No : 17-0025

Issue	Drawn	Date
Draft Set	Scott T.	4.10.17

Site Plan

C-1.1

STAFF REPORT
HP-17-04, 135 N. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 135 N. Wenatchee
DATE: June 7th, 2017

I. SUMMARY OF REQUEST

Description of Request:

The City of Wenatchee has received an application submitted by Lenka Slapnicka, Forte Architects on behalf of Rory Turner, 135 Holding LLC for a Certificate of Appropriateness to remove three of the windowed walls of the existing atrium and enclose the atrium opening with a shed roofed clerestory. The original atrium as constructed for the building was open air, surrounded by four windowed walls to let light into the interior space of the building. The applicant is proposing to utilize the existing outdoor area of the atrium by enclosing and adding the clerestory so that the space still functions to bring light into the interior of the building. The enclosure will be designed to have the clerestory windows facing the north and a shed roof that allows water to drain off the south side. The exterior walls will be painted similar to the exterior of the existing building so as not to be visually obtrusive.

II. GENERAL INFORMATION

Applicant: Lenka Slapnicka, Forte Architects
240 N. Wenatchee Avenue
Wenatchee, WA 98801

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 May 19, 2017 and determined complete on May 22, 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 -

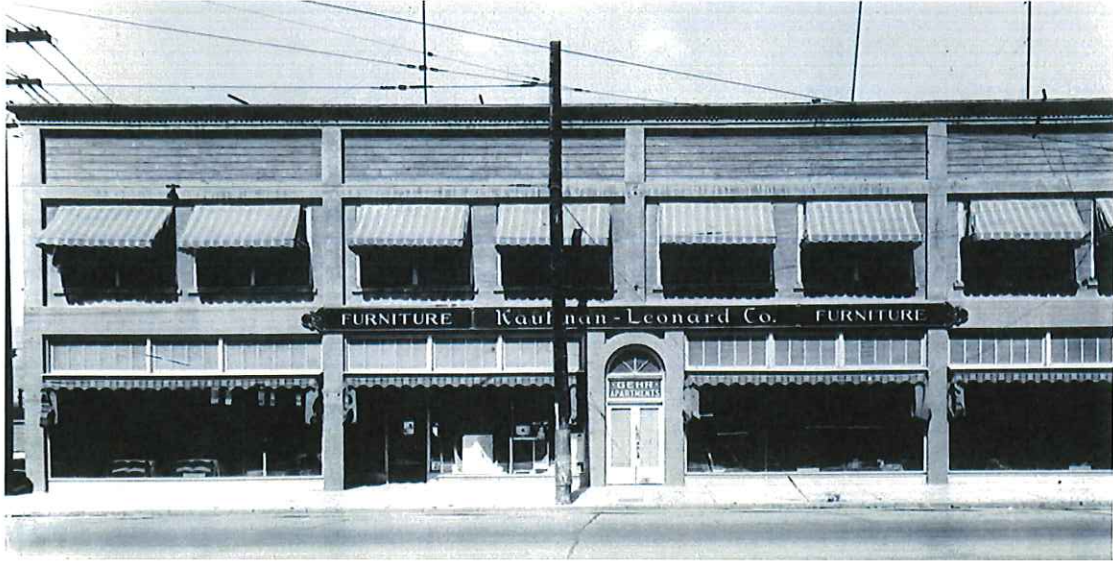


Photo 4 -



Photo 5 -



Photo 6 –



III. NOTICE AND PUBLIC COMMENT

Notice of application and the June 7th, 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 modify the existing atrium to enclose the opening with a clerestory addition and remove three of the four existing walls to bring the atrium into the existing interior space.

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 would enclose the existing open air atrium and remove three existing windowed walls of the atrium to include it as part of the interior space.

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 June 7th, 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 use 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 walls of the atrium are original to the building, but some if not all of the windows within the wall have been replaced and would not be considered an original feature.

The significance of the atrium is that it constructed for the building to let light into the interior space of the building. The applicant is proposing to utilize the existing outdoor area of the atrium by enclosing and adding the clerestory so that the space still functions to bring light into the interior of the building.

The proposed clerestory addition to enclose the atrium will be designed in a manner and painted to minimize the visual appearance on the exterior of the building. The applicant has provided rendered street views to show that the addition will not be visible from the public street.

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 preserve 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-17-04, 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 June 7th, 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 Lenka Slapnicka, Forte Architects, 240 N. Wenatchee Avenue, Wenatchee, WA 98801.
4. A complete application was submitted in accordance with Wenatchee City Code on May 19, 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 June 7th, 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 remove three of the windowed walls of the existing atrium and enclose the atrium opening with a shed roofed clerestory.
15. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

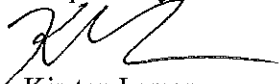
Suggested Conclusions of Law:

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 May 19, 2017, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. A building permit is required for the proposed work.
3. 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.
4. 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

HP-17-04



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

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): Dore Building

Building/Property Address: 135 North Wenatchee Avenue, Wenatchee, WA 98801

Property Owner's Name(s): Pacific Rim Land, Inc

Mailing Address: 3537A Highway 97A, Wenatchee, WA 98807

Contact No.: Chris Martin E-mail Address: chrism@pacifirimland.com

Applicant Name (if different from owner): Forte Architects

Mailing Address: 240 N Wenatchee Ave., Wenatchee, WA 98801

Contact No.: Lenka Slapnicka E-mail Address: lenka@fortearchitects.com

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: *Marionette Lenka* Date: 5/19/2017



240 North Wenatchee Avenue
Wenatchee, WA 98801

(509) 293-5566
www.fortearchitects.com

May 22, 2017

The City of Wenatchee
1350 McKittrick
Wenatchee, WA 98801

Subject: Goodfellow Brothers, Inc Headquarters
Scope of work for Certificate of Appropriateness

Attention: Mrs. Kirsten Larson

The Goodfellow Brothers, Inc. are the owners of the top floor of the "Dore" building, located on 135th North Wenatchee Avenue, Wenatchee, WA 98801. Their floor constitutes an approximate area of 10,000 SF. The goal is to properly convert the existing empty floor space to an open plan office space. Much of the demolition has been completed several months earlier, per the owner's allowances from the issued demolition permit.

The building was constructed in 1929. The exterior walls are made of concrete with steel rebar reinforcement. The interior structure is solid timber frame posts and beams. The atrium (52'-0" long by 13'-5") was installed in the middle of the top floor to provide more natural light to the interior space. The existing atrium was lacking a roof structure and therefore not fully enclosed, any light was only distributed to the previously existing smaller spaces by way of vertical fenestration in the wall plane.

The owner is planning to enclose the atrium and install a series of clerestory windows following a logical pattern to infill the cavities between the new framing members. The clerestory windows are planned to face the northerly direction to capture and disperse the best natural light into the spaces below. The shape of the enclosure and new shed roof will complement the existing structure and provide proper water drainage. The exterior walls of the elevated enclosure will be painted within similar tones of the main body color of the building so as not to be visually obtrusive.

Sincerely,
Forte Architects, Inc.

A handwritten signature in black ink that reads "Lenka Slapnicka". The signature is written in a cursive, flowing style.

Lenka Slapnicka IA AIA



1 VIEW FROM BOB'S CLASSIC PARKING LOT
SCALE:



2 VIEW FROM COLUMBIA AVE.
SCALE:



3 VIEW FROM LEMOLO
SCALE:

5/19/2017 8:24 AM
A:\1655 - Goodfellow Brothers, Inc. Headquarters\1655 - Headquarters - 2017\1655 - Goodfellow Brothers, Inc. Headquarters - CO - Plans\1.rvt

FORTE GOODFELLOW BROTHERS, INC.

HEADQUARTERS

135 North Wenatchee Avenue, Wenatchee, WA 98801



ADDRESS: 240 North Wenatchee Ave.
Wenatchee, WA 98801
PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com
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Revisions		
Date	No.	Description
JOB NO.	1658	
DATE	04/27/2017	
DRAWN BY	ES	
CHECK BY	LS	
DWG ID	3D VIEWS	

AX.1

