

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
AUGUST 1, 2018
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 June 6, 2018

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

Comment for any matters not identified on the agenda.

- IV. OLD BUSINESS**

None

- V. NEW BUSINESS**
 - A. Discussion: Street repair on Oregon Street
 - B. HP-18-04 - Certificate of Appropriateness – 109 S. Franklin Avenue
 - C. HP-18-06 - Certificate of Appropriateness – 21 S. Chelan Avenue
 - D. Request to designate historical sign – 21 S. Chelan Avenue

- VI. OTHER**

None

- 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, Mark Seman, Wendy Priest, Darlene Baker and Stacie De Mestre. City staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Associate Planner; and Cliff Burdick, Building and Fire Code Official.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of May 2, 2018

Board member Campbell moved to approve the minutes from the regular meeting of May 2, 2018. Board member Seman seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

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

Carol VanArnam – 129 S. Emerson, Wenatchee, WA. VanArnam expressed concerns and gave recent examples of roofing companies and homeowners failing to obtain permits before starting work in the Grandview Historic District. VanArnam questioned if there was a penalty for roofers and/or homeowners who don't comply.

Staff advised that the penalties for those types of code violations would route through the Code Enforcement Department.

Kirsten Larsen, Associate Planner, advised that she would also discuss the issues noted with Code Enforcement staff.

There was no further public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

Chair Culp provided the explanation of public hearing procedures and appearance of fairness.

A. HP-18-03 – Certificate of Appropriateness – 300 N. Miller Street

WENATCHEE HISTORIC PRESERVATION BOARD

MINUTES

Kirsten Larsen, Associate Planner, presented the staff report.

The board had no questions for staff.

The applicant, Donald W. Border – 300 N. Miller Street, Wenatchee, WA addressed the board. Border spoke about the project and products researched and chosen for the project.

The board asked questions of the applicant.

Board member Darlene Baker moved to approve HP-18-03, a Certificate of Appropriateness for 300 N. Miller Street, based upon staff’s findings and conclusions and conditions of approval contained within the staff report, with the amendment of an additional condition that the applicant would allow the board to come for a site visit following installation of the windows. Board member Priest seconded the motion. The motion carried.

The agenda was adjusted to accommodate a discussion with staff present. Item B was moved to the end of the meeting.

C. Discussion – Grandview Historic District Handbook – Primary Structures (continued from 05/02/2018)

This item was changed to a discussion with Cliff Burdick, Building and Fire Code Official, regarding window ingress and egress code requirements.

The board asked questions of staff.

B. Summary - Historic Home Tour

Kirsten Larsen, Associate Planner, provided a recap of the Historic Home Tour.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 6:42 p.m.

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



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

Public Services Center
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

(509) 888-3200
Fax (509) 888-3201

Memorandum

To: City of Wenatchee Historic Preservation Board
From: Community Development Staff
Date: July 25, 2018
Subject: Oregon Street repair

The City has received complaints by property owners regarding the current state of disrepair of Oregon Street. The Public Works Director, Rob Jammerman, would like to come address the Historic Preservation Board regarding the options for repairing Oregon Street.

The Grandview Historic District Guidebook addresses street maintenance as follows:

Streets

Intent: Many of the streets in the District have unique characteristics not found in today's developments. For example, some of the streets are concrete, many are very narrow, some have mature street trees and or planter strips between the curb and sidewalk and the streets are generally connected in a grid pattern. The pattern of streets is a very significant organizing element in residential neighborhoods. Preservation of these unique features is desired and should be considered in the maintenance of streets. Whenever possible, efforts should be made to mitigate changes in appearance of streets to replicate the historic look. The underlying goal of the Grandview Historic District is to maintain the historic appearance from the street. Thus it is critical that the historic appearance of the street itself is also maintained.

Standards:

- 1) Any new street construction or reconstruction shall match existing characteristics of the street or surrounding streets in terms of width, function, and look.
- 2) Traffic calming features shall be historic in type to add to the look and feel of the neighborhood.
- 3) Any geometric reconfiguration of streets including traffic calming and street reconstruction shall obtain approval from the Historic Preservation Board.
- 4) The adjoining property owner is responsible for maintenance of street trees. Replacement of street trees with new trees consistent with the City Tree Ordinance is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal without replacement of street trees shall require approval of the Historic Preservation Board unless the City Engineer determines that permanent removal of the tree addresses a safety problem.

5) The adjoining property owner is responsible for planter strips. Replacement of planter strips with grass or shrubs is permitted by receiving a right of way permit from the City Department of Public Works. Permanent removal of planter strips shall require approval of the Historic Preservation Board unless the City Engineer determines that removal addresses a safety problem.

Options and Guidance:

1) It is recognized that streets, just like homes, require maintenance to preserve the District. Maintenance of streets may require upgrades to current safety standards. Any upgrades should be accomplished in a manner consistent with the appearance of the neighborhood.

2) Traffic calming devices may be used to improve the livability of a neighborhood. They should be designed to have the least amount of impact on the street pattern. Traffic calming utilizing narrow streets is encouraged and is consistent with many streets in the District. Use of landscaping in conjunction with traffic calming devices is also encouraged.

3) Street trees are an important characteristic of the majority of streets in the District. Street tree maintenance is the responsibility of the adjoining property owners in the residential areas of town. It is recognized that street trees need replacing over time. Replacement trees should be located in the same location; however, they may be moved to accommodate safety, driveways, and to improve the overall look of the street.

4) Some of the planter strips and street trees have been removed in the past. Restoration of planter strips and street trees is encouraged to help improve the overall look of the neighborhood.

STAFF REPORT
HP-18-04, 109 S FRANKLIN AVE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Review for a Certificate of Appropriateness for 109 S Franklin Ave
DATE: July 24, 2018

I. SUMMARY OF REQUEST

Description of Request:

An application was submitted for a Certificate of Appropriateness to replace non-original glass block windows on the south side of the house with custom window windows to fit in the existing openings and replace a non-original window in the kitchen with a new wood windows to fit the original opening. The opening in the kitchen was reduced in size to accommodate one window and the application is proposing three double hung windows to fit within the original opening size. The property is identified as a contributing property to the Grandview Historic District.

II. GENERAL INFORMATION

Applicant: Micky and Amy Jennings
109 S. Franklin Avenue, Wenatchee WA 98801
Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 109 S Franklin Avet, Wenatchee, WA and legally described as GRANDVIEW TO WENATCHEE BLOCK 64 LOT 28 & N3' LOT 27 0.1500 ACRES. The parcel is identified as Assessor's Parcel Number: 222010586400.

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

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on June 11, 2018 and determined complete on June 28, 2018.

History: The house at 109 S. Franklin Avenue stands on Block 64 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape slowly over the first two decades of the 20th century. By 1921, about half of the lots contained a single-family home with a garage on the alley.

This particular parcel appears to have been developed in the mid-1920s. Sanborn maps for 1928 show the house in its current configuration, with a small garage along the alley, now removed and replaced.

R.L. Polk city directories for 1929-30 give Vernon and Eugenia Wright as the owner-occupants at this address. Vernon is described as the president of Wright Electric Co. 1940 directories list the widow Wright as the homeowner. Don L. Wright, perhaps a son, is listed as a boarder and described as a meter man for the City Water Department.

This property contributes to the character of the neighborhood, and is notable for its brick exterior and modest Craftsman/Colonial Revival detail. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: A single-story brick masonry cottage with low-pitched side gable roof, square in plan. Centered front porch has gabled roof with shaped purlin detail, tapered wood posts, and brick steps trimmed with concrete. Six-over-one light sash.

Open front yard with mature spruce tree. Original concrete walkway. Gravel drive off Franklin led to original wood garage. Large newer double-wide garage built on alley. Paved parking in back yard. (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

The Notice of application and the July 16, 2018 hearing notice 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). Due to a cancelation of the original hearing, the notice was republished in the Wenatchee World and sent to surrounding property owners.

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.

(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.

Windows and Doors (visible from the street) Intent: Windows and doors are an important and highly visible feature of many historic structures which accentuate the character and architectural style of the house. Original windows and doors reflect a high degree of craftsmanship and quality of materials of the period. Commonly found features of historic windows include divided lights and/or a double sash. In addition, historic windows are predominately inset from the building face, which creates depth and character – also referred to as “three-dimensionality”.

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.

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 balances goals of each element. The proposed window replacements would replace non-historic style windows with wooden windows that are more consistent with the time period of the house. The proposed work will protect the historic integrity of the home and shows private reinvestment into the neighborhood.

Grandview Historic District Preservation Handbook

General

Standards:

- 1) Original features and materials of existing structures shall be preserved through regular maintenance and upkeep.
- 2) Missing or deteriorated features shall be repaired when possible or replaced with like historic materials. Any missing or severely deteriorated features/elements shall be replaced based on documentation to match the missing or severely deteriorated features/elements.
- 3) Remodels, repairs, and modifications to existing structures shall be consistent with the overall architectural style, materials, and theme of the individual structure.

- 4) Existing materials that are not historic may be maintained or replaced when making repairs to the existing structure.
- 5) Non-historic and non-reversible modifications to existing structures shall not be allowed.
- 6) New primary structures shall be designed to complement the historic nature and character within the district and surrounding historically significant structures; individual new primary structures shall be of a consistent architectural design /style within themselves.
- 7) Do not introduce features of a new architectural style that does not exist in the district.

Options and Guidance:

- 1) Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- 2) When original materials are not reasonably available considering time and expense, alternative materials may be used provided that they:
 - a. Demonstrate durability in this climate,
 - b. Have the ability to be repaired under reasonable conditions, and
 - c. Have the appearance of the historic materials being replaced.
- 3) The applicant should be aware that using alternative materials that are not of historic character and craftsmanship may:
 - a. Eliminate the property from the opportunity to receive Special Valuation,
 - b. Eliminate the opportunity for the property to be individually listed on the City of Wenatchee's Register of Historic Places, and/or
 - c. Require evaluation of the property by the Wenatchee Historic Preservation Board regarding the property's contributing status to the district.
- 4) The use of alternative materials may not be allowed on properties individually listed on the Wenatchee Register of Historic Places or for properties receiving Special Valuation.

Staff Analysis: The application seeks to remove and correct earlier and inappropriate renovations done to the house with the end result of being more compatible and consistent with the era of the house. They applicants propose to replace the non-original windows with new wood windows in the living room and kitchen.

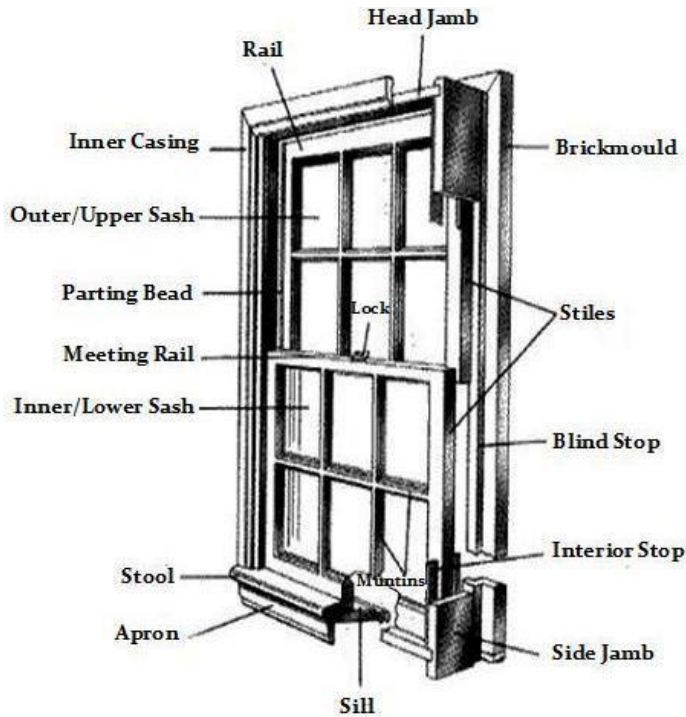
The proposed window replacements are consistent with the options and guidance recommendations of the general standards section in the Grandview Historic District Preservation Handbook.

Windows

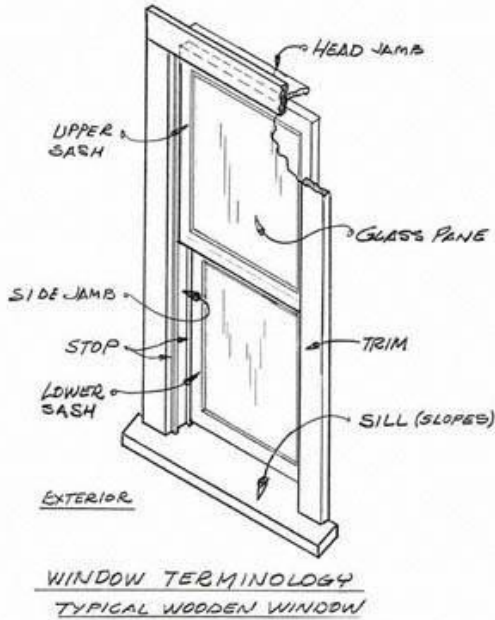
Standards:

- 1) Three-dimensionality shall apply to all windows; for purposes of historic windows, three-dimensionality refers to the setback of the sash from the face of the wall as depicted in the following figure.

Internal Window View



External Window View



- 2) When replacing or renovating windows, windows shall match the size, style, placement, and features of the original windows, including the number and placement of divided lights.
- 3) New windows shall reflect the window patterns seen in the neighborhood and on the existing structure, if applicable. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.

- 4) New or replacement doors shall be consistent with the original door features, size, placement, style, and maintain the appearance from the street.
- 5) If an exact match is not possible or feasible when replacing windows and to avoid irreversible damage, consider and incorporate all of a window's characteristics including the window's importance in the facade when selecting a replacement; particularly when using energy efficient windows. The characteristics to retain are the window's frame and finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, thickness, details, and three-dimensionality.
- 6) Horizontal sliding windows shall not be visible from the street.

Options and Guidance:

- 1) Storm windows are an encouraged alternative to replacement of windows.
- 2) Horizontal sliding windows may be placed on the side and rear of the structure when replacement is necessary.
- 3) Awnings over doors and windows are historically seen in the district. A structure featuring awnings may retain and/or replace awnings with similar historically appropriate materials, such as canvas. Plastic or vinyl awnings are discouraged.
- 4) When repair is not feasible, reuse of salvaged doors and windows from other (similarly styled) historic structures is encouraged.
- 5) When replacement is necessary and the original door features, style, and location cannot be maintained or salvaged doors cannot be found, the door location, shape, size and architectural features should still be consistent with those found in the district.
- 6) Please refer to the general section when proposing to use alternative materials to repair, rehabilitate, and replace windows, doors, or awnings.

Staff Analysis: The application seeks to replace windows in the living room and kitchen. The following analysis will review each element individually:

The living room windows are visible from Franklin Ave. The application seeks to replace the existing glass blocks with custom wood windows. The kitchen window is a replacement that is much smaller than the original opening. The application seeks to restore the opening and replace the existing window with three double hung wooden windows with mullions in between each window. The applicant will have new sills fabricated to match the existing one as well as exterior trim to match the time period. The application materials includes the spec sheet from Community Glass for the windows.

The proposed window replacements and corrective action are consistent with the options and guidance recommendations of the Windows standards section in the Grandview Historic District Preservation Handbook. The applicant intends to return these windows to be more historically accurate by using wooded windows.

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.

Draft Motion: I move to approve HP-18-04, a Certificate of Appropriateness for 109 S Franklin Ave based upon the findings of fact and conclusions of law, and conditions of approval contained within the July 24, 2018 staff report.

Suggested Findings of Fact:

1. The subject property is located at 109 S Franklin Ave, Wenatchee, WA and is identified as Assessor Parcel Number: 222010586400.
2. The applicant and owners are Micky and Amy Jennings.
3. The subject property is identified as a contributing property within the Grandview Historic District.
4. The building is described in the Historic Property Inventory as a single-story brick masonry cottage with low-pitched side gable roof, square in plan. Centered front porch has gabled roof with shaped purlin detail, tapered wood posts, and brick steps trimmed with concrete. Six-over-one light sash.
5. A complete application was submitted in accordance with Wenatchee City Code on June 11, 2018.
6. The application materials identify all the work to be accomplished and request a Certificate of Appropriateness for the proposal.
7. Appropriate notice was accomplished in accordance with Wenatchee City Code.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
9. 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.
10. On August 1, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 109 S Franklin Ave, Wenatchee, WA.
11. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.
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". And 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. The applicant proposes to replace two windows, restore one window, and replace an aluminum sliding door and reduce the opening to install a 36" fiberglass door with a large window pane.

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 as may be visible to the surrounding properties or the District and provides for the reasonable use of the property.
3. The application is consistent with intent and purpose of the Grandview Historic District Preservation Handbook.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
5. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.

Recommended Conditions of Approval:

1. The project application shall proceed consistent with the application materials submitted on June 11, 2018, except as modified below. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. A building permit may be required to complete the 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.



HP-18-04

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: 109 S Franklin Ave
 Property Owner's Name(s): Micky & Amy Jennings
 Mailing Address: 109 S Franklin Ave, Wenatchee, WA 98801
 Contact No.: 509.995.7383 / 509.388.1573 E-mail Address: amyjenningsOTD@gmail.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):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Exterior remodeling | <input checked="" 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 | | |

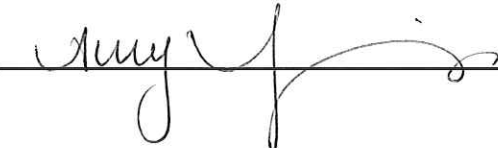
Estimated cost of proposed work: \$4,431.73

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: 6/11/2018

Project Narrative

We are replacing non-original, non-conforming windows with new wood windows that will be more compatible with the era of the home.

In the living room, wood paneling was hiding the windows on either side of the fireplace chimney. We removed the paneling to find glass blocks in place of windows. We removed the glass blocks and measured the hole to be 38 $\frac{3}{4}$ inches by 27 $\frac{3}{4}$ inches. Community Glass has provided an estimate for custom wood windows at \$610.83 each.

In the kitchen, the original window has been replaced by a smaller, non-conforming window. As you can see from the outside of the house, the original window space in the brick exterior was much larger. We are restoring the window to the original size which measures approximately 86 inches by 23 inches. We plan to install three double hung wooden windows with mullions in between each window. Community Glass has provided an estimate for custom windows at \$586.69 each.

We are working with Steven Fries, a local custom designer and remodeler. He will help the owner fabricate window sills to match the existing sills, install the windows, and trim the exterior to period.

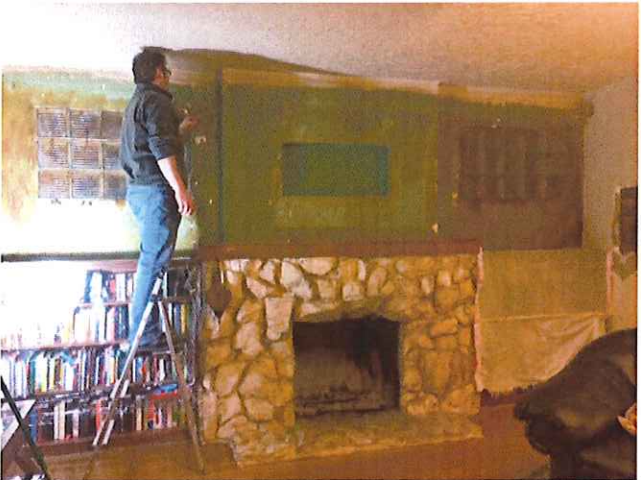
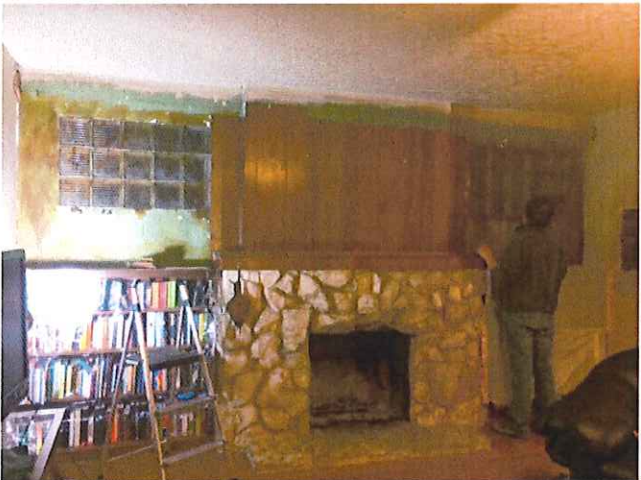
Please see the attached photos of the existing windows.

The Living Room

Windows on either side of the fire place chimney covered by wood paneling, south side of the house



Glass blocks behind the wood paneling



109 South Franklin Avenue

A fresh coat of paint



Removing the glass blocks to measure for new windows



The windows from the outside, south side of the house



109 South Franklin Avenue

The Kitchen

Inside window covered with a cupboard



Kitchen window from the outside, south side of the house



Cost Estimate

Product	Supplier	Estimated Cost
Living room windows	Community Glass	\$610.83 x2 = \$1,221.66
Kitchen windows	Community Glass	\$586.69 x3 = \$1,760.07
Labor	Steve Fries	\$1,200.00
Wood trim/finish nails/plaster repair/paint	Owner	\$250
TOTAL		\$4431.73
See attached estimates from Community Glass and Steve Fries		

Proposal

Page # _____ of _____ pages

MICKY & AMY JENNINGS

Proposal Submitted To: 109 30 FRANKLIN ST	Job Name	Job #
Address	Job Location	
	Date 6/8/18	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for:

FABRICATE WINDOW SILL TO MATCH EXISTING
SILLS, INSTALL 4 WINDOWS, TRIM EXTERIORS
TO PERIOD

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ 1,200.⁰⁰ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted STEVEN FRIES COMPANY LLC

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____

COMMUNITY Glass Co



Community Glass Co.
606 N. Wenatchee Ave
Wenatchee, WA 98801
Phone: (509) 662-8039

QUOTE BY: Shawn Hammons

QUOTE #: JSH101052

SOLD TO:

SHIP TO:

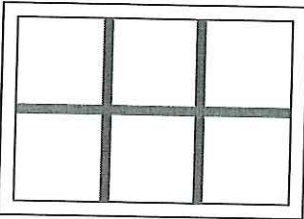
PO#:

PROJECT NAME:

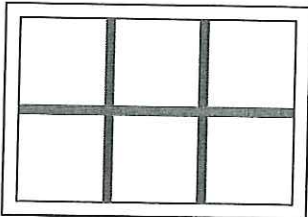
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 38 3/4 X 27 3/4	<p>Frame Size : 38 X 27 (Outside Casing Size: 40 5/8 X 29 3/16), W-2500 Wood Geometric, Auralast Pine, Direct Set Rectangle, Primed Exterior, Primed White Interior, Brickmould, Standard Sill Nosing, 6 9/16 Jamb, Jamb alignment to match Double Hung , US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, No Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Silver Shadow Bar, Colonial 3 Wide 2 High U-Factor: 0.25, SHGC: 0.22, VLT: 0.51, Energy Rating: 22.00, CPD: JEL-N-713-05816-00001 PEV 2018.2.0.2184/PDV 6.341 (04/09/18) CW</p>	\$610.83	1	\$610.83
Line-2	Rough Opening: 38 3/4 X 27 3/4	<p>Frame Size : 38 X 27 W-2500 Clad Geometric, Auralast Pine, Direct Set Rectangle, Brilliant White Exterior, Primed White Interior, Nail Fin (Standard), Vinyl DripCap, 6 9/16 Jamb, 4/4 Thick, Jamb alignment to match Double Hung , US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, No Preserve Film, Argon Filled, Sloped Sill Stop Glz Bd, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Silver Shadow Bar, Colonial 3 Wide 2 High U-Factor: 0.26, SHGC: 0.21, VLT: 0.49, Energy Rating: 20.00, CPD: JEL-N-889-01563-00001 PEV 2018.2.0.2184/PDV 6.341 (04/09/18) CW</p>	\$593.58	1	\$593.58



Viewed from Exterior. Scale: 1/2" = 1'

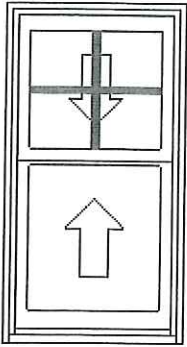


Viewed from Exterior. Scale: 1/2" = 1'

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-3

Rough Opening: 23 3/4 X 43 3/4



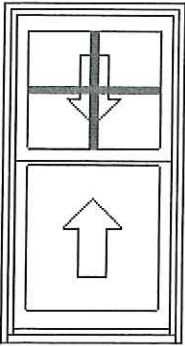
Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 X 43
 (Outside Casing Size: 25 5/8 X 45 3/16),
 W-4500 20 Wood Double Hung, Auralast Pine, Cottage, Btm Vent=
 24 ,
 Top Vent= 17 3/16
 Primed Exterior,
 Primed Interior,
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,
 6 9/16 Jamb, 4/4 Thick,
 Standard Double Hung, With-Plow White Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon
 Filled,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood
 SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2 High
 Top,
 BetterVue Mesh Brilliant White Screen,
 GlassThick=0.7095,
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.42, CPD: JEL-N-712-03215-
 00001
 PEV 2018.2.0.2184/PDV 6.341 (04/09/18) CW

\$586.69 1 \$586.69

Line-4

Rough Opening: 23 3/4 X 43 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 23 X 43
 W-4500 20 Clad Double Hung, Auralast Pine, Cottage, Btm Vent=
 24 ,
 Top Vent= 17 3/16
 Brilliant White Exterior,
 Primed Interior,
 Nail Fin (Standard), Color Match Metal DripCap,
 6 9/16 Jamb, 4/4 Thick,
 Standard Double Hung, With-Plow White Jambliner,
 White Hardware,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Argon
 Filled,
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White
 SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 2 Wide 2 High
 Top,
 BetterVue Mesh Brilliant White Screen,
 GlassThick=0.7095,
 U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-714-03227-
 00001
 PEV 2018.2.0.2184/PDV 6.341 (04/09/18) CW

\$630.91 1 \$630.91

Total: \$2,422.01
Sales Tax(8.4%) \$203.45
NET TOTAL: \$2,625.46
Total Units: 4

**STAFF REPORT
HP-17-11, 21 S. CHELAN AVENUE**

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 21 S. Chelan Avenue
DATE: July 24, 2018

I. SUMMARY OF REQUEST

Description of Request:

An application for a Certificate of Appropriateness to:

1. re-roof the building with a black or charcoal gray colored, fish scale-shaped asphaltic shingles;
2. reduce the window size for two windows above the existing chapel roof to match the third window;
3. demolish the SW masonry chimney and replicate the chimney above the roofline.

The building is listed of the Wenatchee Register of Historic Places.

II. GENERAL INFORMATION

Applicant: Mark Seman, MJ Neal Associates Architects, PLLC
PO Box 1945
Wenatchee, WA 98807

Owner: KJD Investments, LLC
11 Spokane Street, Suite 102
Wenatchee, WA 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 21 S. Chelan Avenue, Wenatchee, WA and legally described as Lots 23-28, Block 14, Amended Great Northern Plat of Wenatchee, Chelan County, Washington, according to the plat thereof recorded in Volume 1 of Plats, page 15. The parcel is identified as Assessor's Parcel Number: 22-20-03-590-752.

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

Comprehensive Plan Designation: CBD and HEO

Application Date: An application was submitted on June 22, 2018 and determined complete on June 28, 2018.

History: Built in 1906, this large, two-story, Georgian Revival style mansion was built by Conrad Rose who was a very influential businessman in Wenatchee and founder of the Wenatchee Produce Company. He used the building as his residence until 1924. The mansion was sold to David Jones in 1924. Jones converted the residence into a funeral home. In 1930, Jones added a chapel, office space, and a garage to the original building, retaining the services of Lloyd Corle as contractor for the project and architect Everett M. Hinshaw for the design of the interior. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology). Jones and Jones Funeral Home moved out of the building in 2007 and it has been remained vacant.

Physical Appearance: Originally built as a residence, this two-story, Greek Revival style building has housed a funeral home since 1924. Oriented to the west, the wood-framed, brick-clad building is irregular in plan and rises from a poured concrete foundation. It is situated mid-block on the east side of Chelan Avenue. The building has been expanded twice, with the first addition more than doubling its size. A chapel, office space, garage, and apartment(s) were added to the original building. One-story wings were added to the north and south sides. A five-car garage and apartment were added to the northeast. The 1930 additions were designed to be compatible with the original design and are the same style as the original building.

The building has a hipped roof sheathed in fishscale shingles, with five gabled dormers and three brick chimneys. Features exhibiting the Greek Revival style include the portico with fluted Corinthian columns, fluted Corinthian pilasters, and a projecting cornice with a dentil course and modillions. Window styles vary but include twelve-over-one, double hung, wood sash; fixed windows with diamond-shaped panes; and double-hung wood sash with diamond patterned upper pane over lower blank pane. The main entrance on the west façade features a wood frame double-door with upper glass panel framed by a broken pediment door surround. Secondary entrances are located on the north side. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Historic Photos 1-3:

Photo 1 -



Photo 2 –



Photo 3 –



III. NOTICE AND PUBLIC COMMENT

The original Notice of application and notice of hearing for the July 16, 2018 hearing was published in the Wenatchee World and mailed to surrounding property owners in accordance with the requirements of Title 13, Wenatchee City Code (WCC). Due to the cancellation of the July 16th meeting, the notice of hearing was re-published in the Wenatchee World and notice mailed to surrounding property owners in advance of the August 1, 2018 hearing.

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 include a restoration of the exterior shell and interior work to convert the spaces on all levels to office spaces.

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 be to renovate, rehabilitate, and replace historic features on the exterior of the building. The applicant is purposing an extensive renovation to the interior of the building to create new office spaces. The interior spaces are not specifically listed on the nomination form; however, the board will review and make a decision on all elements of the application.

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 August 1, 2018 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 as a residence until 1924 when it was converted into a funeral home. The addition and garage was added in 1930 to include six apartments in the main building and one over the garage. The building was continually used as a funeral home until 2007 when it was vacated and has been empty since. The building is located in Wenatchee's downtown and is zoned for commercial uses. The applicant is proposing to renovate the building to be used as office and corporate headquarters for a tech company. The use appears to be compatible as the building has housed a commercial business for the majority of its existence and is located within the commercial core of the city.

The applicant has provided a brief narrative that details the approach that would be taken to rehabilitating and renovating the exterior elements of the building. The applicant's approach would maintain the character and significant features while unifying the visual cohesion of architectural elements.

The current application proposes three specific actions seeking a Certificate of Appropriateness:

1. re-roof the building with a black or charcoal gray colored, fish scale-shaped asphaltic shingles;
2. reduce the window size for two windows above the existing chapel roof to match the third window;
3. demolish the SW masonry chimney and replicate the chimney above the roofline; and

The proposed asphalt shingles will mimic the existing "fish scale" design while providing a durable, long-lasting, and cost effective alternative. The windows identified to be replaced are about 4 inches from the roof and show signs of significant rot and deterioration. By relocating the two windows, they will match the third window and will also extend their usable lifetime and reduce maintenance costs. The application also proposes to use brick from the project to infill below the shortened windows. The application proposes to remove an existing abandoned chimney and rebuild in its place a wood-framed, brick-veneered structure. As noted in the application, the removal of the chimney will also eliminate the loading on the steel beam supporting it.

Based on the review of the application with the above standards staff's evaluation is that the historically significant elements of the building would be maintained by recreating and replacing the significant architectural features which make the building recognizable to the community.

The applicant also demonstrates how the renovation is necessary for contemporary use of the building as it has been vacant for a decade and the conversion to an office building

is compatible with its location in the downtown core and will not impact the historic exterior of the building.

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 contribute to the economic wellbeing of Wenatchee's downtown by activating the space in a building that has sat vacant for over a decade.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-18-06, a Certificate of Appropriateness for 21 S. Chelan Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the July 24, 2018 staff report.

Suggested Findings of Fact:

1. The subject property is located at 21 S. Chelan Avenue, Wenatchee; and identified as Assessor's Parcel Number: 22-20-03-590-752.
2. The owner is KJD Investments, LLC, 11 Spokane Street, Suite 102, Wenatchee, WA 98801.
3. The applicant is Mark Seman, MJ Neal Associates Architects, PLLC, PO Box 1945, Wenatchee, WA 98807.
4. A complete application was submitted in accordance with Wenatchee City Code on June 22, 2018.
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 August 1, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness regarding 21 S. Chelan 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 rehabilitation the exterior shell and interior work to convert the spaces on all levels to offices and headquarters for a tech company.
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 June 22, 2018, 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. The applicant and owner are encouraged to seek salvage opportunities for historic material that are proposed to be removed.
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.



P. 509.663.6455 • F. 509.663.6423
P.O. BOX 1945 • WENATCHEE, WA 98807
MJNEAL@MJNEALAIA.COM • MJNEALAIA.COM

Kirsten Larsen, Associate Planner
City of Wenatchee
Community & Economic Development
1350 McKittrick Street
Wenatchee, WA 98801

June 22, 2018

RE: #17444 - Conrad Rose Mansion Renovation
Certificate of Appropriateness Application

Dear Kirsten,

We are pleased to have this opportunity to present our revisions of the proposed renovation of the Conrad Rose Mansion to the Wenatchee Historic Preservation Board on July 16, 2018. We think the Board will be interested in seeing the changes proposed for the building.

The alterations from our earlier presentation to the WHPB include:

1. re-roofing the building with a black or charcoal gray colored, fish scale-shaped, asphaltic shingles
2. reduction in window size for 2 windows above the existing chapel roof, to match third window
3. demolishing the SW masonry chimney and replicating the chimney above the roofline

Attached is a packet of materials that includes the completed application for Certificate of Appropriateness, project narrative, building drawings, site plan, existing conditions photos, and product information.

Please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Mark R. Seman'. The signature is written in a cursive style and is followed by a horizontal line.

Mark R. Seman, Staff Architect



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): CONRAD ROSE MANSION
 Building/Property Address: 21 S. CHELAN AVENUE
 Property Owner's Name(s): KJD INVESTMENTS, LLC
 Mailing Address: 12 SPOKANE STREET, STE. #102 WENATCHEE, WA 98801
 Contact No.: DENTON MEIER E-mail Address: DENTON@FIREFLY.MS
 Applicant Name (if different from owner): MJ NEAL ASSOCIATES ARCHITECTS, PLLC
 Mailing Address: 200 PALOUSE STREET, STE. #202 WENATCHEE, WA 98801
 Contact No.: 509-663-6455 E-mail Address: MS@MJNEALAI.A.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

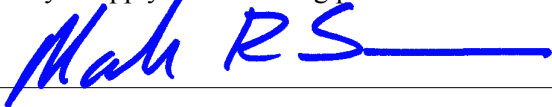
Estimated cost of proposed work:

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:  Date: 6-22-2018

The Mansion

Built in 1906, this large, two-story, Georgian Revival style mansion was built by Conrad Rose who was a very influential businessman in Wenatchee and founder of the Wenatchee Produce Company. He used the building as his residence until 1924. The mansion was sold to David Jones in 1924. Jones converted the residence into a funeral home. In 1930, Jones added a chapel, office space, and a garage to the original building, retaining the services of Lloyd Corle as contractor for the project and Everett M. Hinshaw for the design of the interior. Jones and Jones Funeral Home occupied the building until about 2005, when it was purchased by Alderwoods, Inc. It was purchased by the partners of the technology companies Firefly, LLC and Legwork, LLC in 2017. They plan on moving their companies into the remodeled building in December of 2018.

Originally built as a residence, this two-story, Greek Revival style building has housed a funeral home and residential apartments since 1924. Oriented to the west, the wood-framed, brick-clad building is irregular in plan and rises from a poured concrete and rubble foundations. It is situated mid-block on the east side Chelan Ave. The building has been expanded twice, with the first addition more than doubling its size. A chapel, office space, garage, and apartment were added to the original building. One-story wings were added to the north and south sides. A five-car garage and apartment unit were added to the northeast. The 1930 additions were designed to be compatible with the original design and are the same style as the original building. An expansion to the chapel followed around 1960.

The building has a hipped roof sheathed in fish scale shingles, five gabled dormers and three brick chimneys. Features exhibiting the Greek Revival style include the portico with fluted Corinthian columns, fluted Corinthian pilasters, and a projecting cornice with a dentil course and modillions. Window styles vary but include twelve-over-one, double-hung, wood sash; fixed windows with diamond-shaped panes; and double-hung wood sash with diamond-patterned upper pane over lower blank pane. The main entrance on the west facade features a wood-frame double-door with upper glass panel framed by a broken-pediment door surround. Secondary entrances are located on the north side.



NW corner of the Mansion (c1914)



NW corner of the Mansion (c2006)

Alternative Construction Strategies

As part of the renovation process comes the decision making for how to finish the interior spaces. Since Phase I Demolition has occurred, the owners are interested in leaving the floor (ceiling) framing exposed to view. The once un-used attic space is to be converted into useable office space and the owners are interested in allowing the roof rafters to be exposed. The original strategy was to use spray foam under the roof sheathing and cover with gypsum wall board. Another strategy is to use rigid foam installed on the exterior of the roof and leave the interior framing exposed to view. This approach fits if reroofing is in order, which the owners want to do. They would like to replace the sloped-roof tiles with new black colored, asphalt shingles with a similar fish scale pattern.



Sloped roof with asphalt shingles



New asphalt shingles to mimic existing 'fish scales'

Through the course of building evaluation and strategies forward the chapel roof poses problems with the two existing large windows on the south façade of the Mansion. The window sills are current only about 4 inches above the roof and show extensive rot and deterioration. We propose to reduce the size of two windows to match a third window that was previously reduced in size. This would involve using recycled brick from elsewhere in the building to infill below the new shortened windows.



Sill of tall window close to roof



Earlier infill & size reduction of tall window



Rotting wood sill near roof (south)



Other window sills raised above roof (north)

Since the attic will be useable office space, there is interest in providing daylight with existing dormer windows and skylight. An existing abandoned chimney at the SW dormer significantly obstructs the windows and we want to remove it. In order to not lose the chimney appearance on the exterior, we propose rebuilding it as a wood-framed, brick-veneered structure. This also eliminates the chimney masonry loading on an existing steel beam.



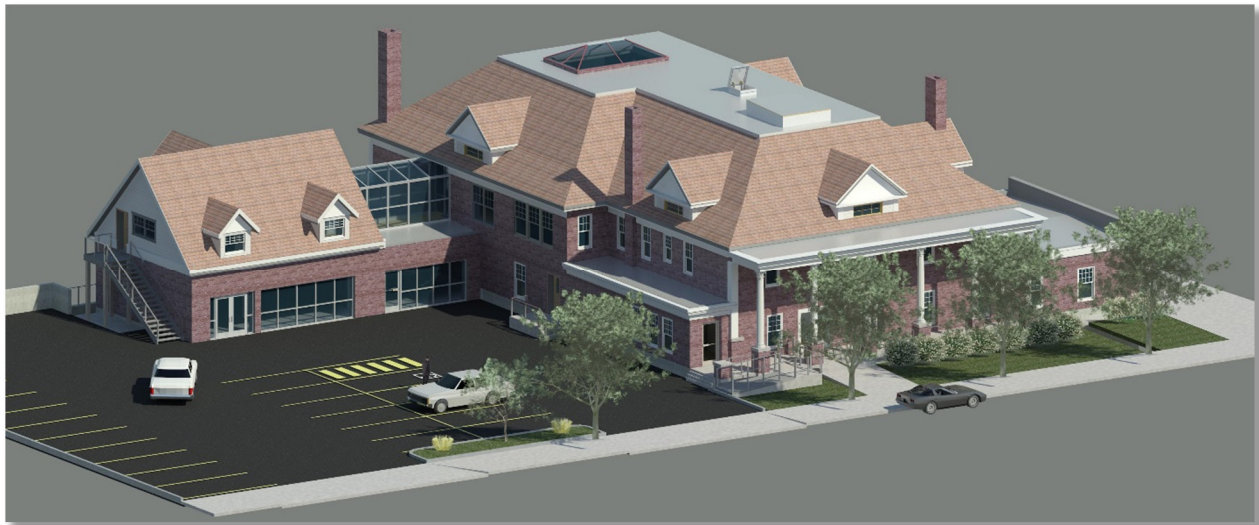
Masonry chimney obstructing dormer windows



Masonry chimney bearing on steel beam

Conclusion

During the development of this construction project, new discoveries and perspectives have come to light. The proposals presented in this document are attempts to ‘fine-tune’ the schedule, costs and benefits from a broad perspective. These elements are also being proposed to enhance the project quality.



NW corner of the Mansion (proposed c2018)

We intend to bring methods that help preserve the Mansion for another 100 years. Through strategic choices and carefully incorporating select components we can better fulfil the goal of preserving this local icon.

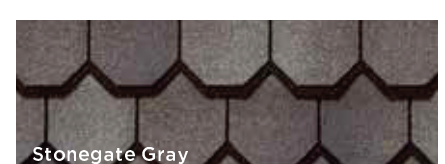
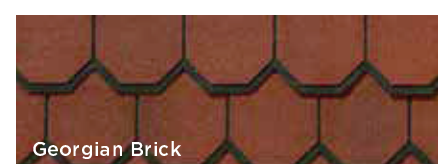
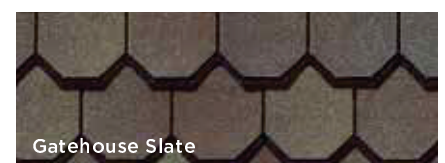
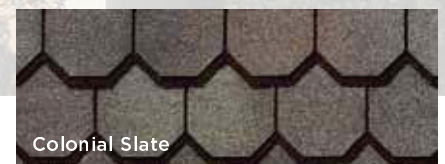
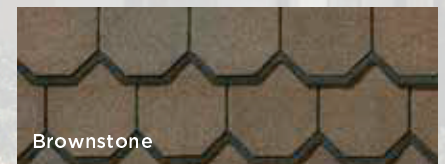
This is an exciting time in the life of the Mansion. A time filled with optimism and ambition to preserve a portion of Wenatchee’s history and help propel it forward into the future. History is truly being made by preserving this piece of the past!

LUXURY SHINGLES



Carriage House, shown in Stonegate Gray

COLOR AVAILABILITY



CARRIAGE HOUSE®

- Two full-size, fiberglass-based shingles
- Unique chamfered cut for scalloped appearance
- Four-layer coverage when applied
- 350 lbs. per square
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- Hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

GRAND MANOR and CARRIAGE HOUSE SHINGLES

These two shingles can be combined to create a myriad of custom patterns, emulating traditional slate roof designs.

SELECTION GUIDE

LUXURY SHINGLES			Shingle Construction and Description	Weight (lbs. per square)	UL Class A Fire Resistance Rating	UL Certified to Meet ASTM D3462	UL Certified to Meet ASTM D3018 Type 1	UL 2218 Impact Resistance Rating	ASTM D3161 Wind Resistance
Shingle Name	Shingle Image	Description							
Arcadia		Four-layer laminate construction mimics the look of cedar shakes; Four cutouts on the top of each shingle add dimensionality; Variegated edges enhance the authentic wood shake appearance	450	✓	✓	✓	Class 3	Class F, 110 mph	
Presidential Shake TL		Three-piece laminated fiberglass construction; Distinctive sculpted, rustic look	475	✓	✓	✓		Class F, 110 mph	
Presidential Shake Impact Resistant Version Available (Select colors)		Two-piece laminated fiberglass-based construction; Distinctive sculpted, rustic look	355	✓	✓	✓	Class 4	Class F, 110 mph	
Presidential Solaris Gold		Two-piece laminated fiberglass base construction; Distinctive sculpted, rustic look	355	✓	✓	✓		Class F, 110 mph	
Grand Manor		Two full-size, fiberglass-based shingles with randomly applied tabs; Authentic depth and dimension of natural slate; Virtual five-layer coverage when applied	425	✓	✓	✓		Class F, 110 mph	
Carriage House		Two full-size, fiberglass-based shingles; Unique chamfered cut for scalloped appearance; Four-layer coverage when applied	350	✓	✓	✓		Class F, 110 mph	
Landmark TL		Three-piece laminated fiberglass construction; Rustic appearance of hand-split wood shakes	305	✓	✓	✓		Class F, 110 mph	
DESIGNER SHINGLES									
Landmark Premium		Two-piece laminated fiberglass-based construction; Classic shades and dimensional appearance of natural wood or slate	300	✓	✓	✓		Class F, 110 mph	
Landmark Pro/Architect 80		Two-piece laminated fiberglass-based construction; Classic shades and dimensional appearance of natural wood or slate	270	✓	✓	✓		Class F, 110 mph	
Landmark Impact Resistant Version Available		Two-piece laminated fiberglass-based construction; Classic shades and dimensional appearance of natural wood or slate	229 250	✓	✓	✓	Class 4	Class F, 110 mph	
Landmark Solaris		Two-piece laminated fiberglass-based construction; Classic shades and dimensional appearance of natural wood or slate	229	✓	✓	✓		Class F, 110 mph	
Highland Slate Impact Resistant Version Available (Select colors)		Single layer fiberglass-based construction; Blended shades and dimensional appearance of natural slate	240	✓	✓	✓	Class 4	Class F, 110 mph	
NorthGate		SBS modified asphalt two-piece laminated fiberglass-based construction; Greater cold-weather flexibility, increased ductile properties.	270	✓	✓	✓	Class 4	Class F, 110 mph	
Patriot		Architectural style shingle; Single layer fiberglass-based construction; Intricate color blend drops combined with intermittent shadow lines	215	✓	✓	✓		Class F, 110 mph	
TRADITIONAL SHINGLES									
XT 30 Impact Resistant		Fiberglass composition; Designed for long-lasting performance and durability	230	✓	✓	✓	Class 4	Class F, 110 mph	
XT 25		Fiberglass composition; Designed for long-lasting performance and durability	220	✓	✓	✓		Class F, 110 mph	

† Alaska only: 5-year 90 mph ** Wind warranty upgrade to 130 mph

Miami-Dade Product Control Acceptance	Conforms To CSA Standard A123.5	ICC-ES ESR-1389 & ESR-3537	Limited Transferable Warranty Against Manufacturing Defects On Residential Applications <small>*50-Year on Group-owned or Commercial Applications</small>	StreakFighter® algae-resistance Warranty <small>(where available)</small>	SureStart Protection	Wind-Resistance Warranty <small>Upgraded wind warranty available. See warranty for details and limitations</small>	Shingle Size	Bundles Per Square
✓	✓		Lifetime	15-year	10-year	15-year 110 mph **	37 1/2" x 19 1/2" 8" Exposure	6
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	6
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	5
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	14 1/4" x 40" 4" Exposure	5
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	5
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	5
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 40" 5 5/8" Exposure	4
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	4
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	4
✓	✓	✓	Lifetime	10-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	3
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	3
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	18" x 36" 8" Exposure	3
✓	✓	✓	Lifetime*	15-year	10-year	15-year 110 mph **	13 1/4" x 38 3/4" 5 5/8" Exposure	4
✓	✓	✓	30-year	10-year	8-year	10-year 110 mph	13 1/4" x 38 3/8" 5 5/8" Exposure	3
✓	✓	✓	30-year	10-year	5-year	5-year 70 mph	12" x 36" 5" Exposure	3
✓	✓	✓	30-year		5-year	5-year 80 mph†	13 1/4" x 38 3/8" 5 5/8" Exposure	3

available. CertainTeed starter and CertainTeed hip and ridge required. *** With approved underlayment

High-Performance Starter

Starter Course shingle specifically for use with Grand Manor and Highland Slate—and the only approved installation alternative to using the shingles themselves.

- 10" x 36", 102 lineal ft. per bundle, 34 shingles per bundle
- Provides labor and cost savings by not cutting shingles
- Dual sealant strip for increased wind resistance
- Better look with straight factory-cut eave edge

Presidential Starter

Required for Presidential Shake TL and Presidential Shake applications.

- 13 1/4" x 40" (required double layer), 36.5 lineal ft. per bundle (based on 2-layer application), 22 shingles per bundle.
- Two layers of straight factory-cut eave edge
- Available in the entire Presidential Shake TL and Presidential Shake color line
- Assures Class A fire rating
- Saves significant installation time

CertainTeed Swiftstart®

CertainTeed Swiftstart metric starter shingle is designed specifically for use with CertainTeed Landmark Series shingles. Rather than cutting expensive field shingles to use as starters, you can save time and money by starting with Swiftstart.

- Code-compliant, meets min. 2" headlap requirement for metric shingles; many competing products do not
- Each 18-piece bundle covers 116 lineal ft.
- Recommended for use to obtain enhanced warranties

Shangle® Ridge Accessory

- Hip and ridge for Grand Manor, Carriage House and Highland Slate; 10 lineal ft. per bundle; 15 shingles per bundle

Shadow Ridge®

- Hip and ridge for Landmark TL and Landmark Series; 45 lineal ft. per bundle; 24 shingles per bundle

Mountain Ridge®

- Hip and ridge for Arcadia, Presidential TL, Presidential Shake, Presidential Solaris, Landmark TL, Landmark Series and Landmark Solaris

Solaris® Hip and Ridge

- Used for hip and ridge capping
- Matches Landmark Solaris shingle colors
- Covers 45 lineal feet per bundle; 24 shingles per bundle

Cedar Crest®

- Hip and ridge for Highland Slate; 20 lineal ft. per bundle
- IR version available in select colors

NorthGate® Ridge

- Hip and ridge for NorthGate shingles

Ventilation

- CertainTeed Ridge Vent 9" filtered
- CertainTeed Ridge Vent 12" filtered
- CertainTeed Rolled Ridge Vent filtered
- CertainTeed Intake Vent filtered
- CertainTeed Static Vent

RETAIN EXISTING EXTERIOR SIGN
AND MODIFY APPEARANCE TO
MATCH ARCHITECTURAL
DETAILING OF BUILDING

REROOF WITH NEW FISH
SCALE SHINGLES (BLACK
COLOR)

CHIMNEY OBSCURING
WINDOWS - MODIFY CHIMNEY,
PRESERVING EXTERIOR
APPEARANCE

MATCH SMALLER
WINDOW TO FAR RIGHT

MATCH SMALLER
WINDOW TO RIGHT



The Mansion Pole Sign

The original Mansion was built in 1906 by Conrad Rose, who was a very influential businessman in Wenatchee and founder of the Wenatchee Produce Company. He used the building as his residence until 1924. The mansion was sold to David Jones in 1924. Jones converted the residence into a funeral home. In 1930, Jones added a chapel, office space, and a garage to the original building, retaining the services of Lloyd Corle as contractor for the project and Everett M. Hinshaw for the design of the interior. Jones and Jones Funeral Home occupied the building until about 2005, when it was purchased by Alderwoods, Inc. It was purchased by the partners of the technology companies Firefly, LLC and Legwork, LLC in 2017, and they plan on moving their companies into the remodeled building in 2018.

The history of the pole sign is less known about. Few photographs are available that show the sign. It can certainly be deduced that between 1924 and 2000 the sign was installed. It has the character of being from the 1950-1970 time period. Anecdotally, this author has been told of the lighted sign being readily seen and recognized for being the Jones & Jones Funeral home in the 1970's.

According to Wenatchee City Code (WCC), Section 10.50.050(1) "If a building, structure or premises is vacated for a 12-month period of time, the owner of said property shall be responsible for removing all nonconforming on-site signs, except for those signs recognized by the historic preservation board as having a significant historical value to the community."

Currently, the Jones & Jones sign is not in compliance with the City's 'sign code.' And since it is not listed as a significant feature on the nomination form for the property - it is not considered a historic structure. We are asking for the board to consider the historic value of this sign. The owners of the Mansion would like to keep the pole sign in-place and update it with a look that is consistent with that of the Mansion exterior. Utilizing the corbelled cornice as a main visual theme to top the sign. New LED lighting would be utilized in lieu of the fluorescent lamps to light the sign faces and the new flame at top.



Existing Jones & Jones sign



Two options for re-use of the Mansion pole sign (proposed c2018)

It is intend to bring new materials into the sign to help preserve it for decades into the future. Modified sign faces are to regain an identifiable connection with the building and the local business within. Introducing new LED lighting, plastic trim detailing of the building, paint, signage panels to the existing

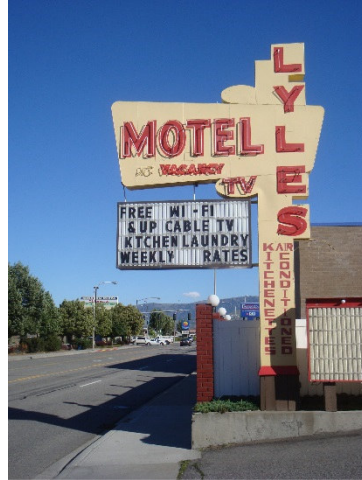
sign – as a means of providing an alternative to contemporary signs. By doing so, we can transform a historical object into a new icon for the home for these vitally growing local businesses. This is an exciting time in the life of the Mansion that offers optimism and ambition to preserve a portion of Wenatchee’s history and help propel it forward into the future. History is truly being made by preserving this piece of the past!

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The following is a presentation of a very brief inventory of iconic signs around the city. It is intended to give a sense of what personal meaning is embodied within such objects - they evoke emotions in all of us.



Jones & Jones Funeral Home



Lyle's Motel



Skookum Fruit

Conclusion

Today’s typical business signage is part of built environment and often adds to visual street-side clutter.



Wenatchee Avenue



Wenatchee Avenue

The Jones & Jones sign has been part of the landscape for decades and is located in an uncluttered area of the city. While even now, only a skeleton, it maintains a connection between building and the public way in the same manner that other historic signs do. Compared with most any contemporary sign, it has an iconic quality. Intentionally resurrected, we intend it to remain a landmark that will continue to provide a sense of place through its graphic iconography.

We ask that the Wenatchee Historic Preservation Board find this sign as having significant historical value to the community – and determine there is validity in allowing this sign to remain and be re-used.



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

Public Services Center
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

(509) 888-3200
Fax (509) 888-3201

Memorandum

To: City of Wenatchee Historic Preservation Board
From: Community Development Staff
Date: July 24, 2018
Subject: Request to recognize the pole sign at 21 S Chelan

A request by the property owners, through their consultant MJ Neal Associates, have requested that the City of Wenatchee Historic Preservation Board recognize the sign located at 21 S Chelan Ave as "...having significant historic value to the community" as authorized by WCC 10.50.050(1). The applicants proposal and supporting documentation are attached as Exhibit A.

Sign History:

The City issued a permit on April 3, 1970 for a 1 circuit sign and on May 26, 1971 for a 4 x 8 plastic sign. Attached as Exhibit B is the permit history card for the property.

City Code Standards for Signs:

The property is located in the Central Business District. The City Code for signs, attached as Exhibit C, in 10.50.015 Sign chart does not authorize new freestanding signs in the Central Business District. It is well documented that the existing property has been vacant for over 10 years. The city code, in WCC 10.050.050, requires that if a building, structure, or premises has been vacant for a 12-month period of time then the non-conforming sign must be removed unless the sign has been designated by the "...by the historic preservation board as having a significant historical value to the community." The existing on-site sign is a non-conforming sign in that it was legally permitted at the time of installation, however since that time the city code has changed rendering it inconsistent with the current city code.

Significant Historic Sign:

While the City Code does not define what constitutes a sign having "...significant historic value to the community" it is clear that the sign must have value and meaning to the community in a significant way. The applicant provides several images of significant signs in the Wenatchee area, such as the signs for the Vue Dale drive-in theater, Lyles Motel, Skookum Fruit. All are recognizable and unique in their shape, colors, artistry, and function. The examples provided are signs of historic value to the community in that if removed, the community would recognize a loss of value and significance.

The sign at 21 S Chelan Ave does not have any significant shape, color, artistry, or function that makes it special or unique. In fact, there is an identical sign at the corner

of 5th and Mission. Attached as Exhibit D is a street view photo of the former Huber Real Estate sign that exactly matched the Jones and Jones/Conrad Rose building. The Huber Real Estate sign was installed in 1980, see attached record card in Exhibit E. When compared to the other historically significant signs in the valley, the sign at 21 S Chelan Ave does not have significant historical value or meaning. It is identical to a sign erected nearly ten years after its' installation.

The sign was not listed on the Wenatchee Register of Historic Places Registration Form, attached as Exhibit F, as a historical resource on the property.

Staff strongly opposes the recognition of the sign at 21 S Chelan Ave as a sign of "...significant historical value to the community" based on the following findings:

1. The sign at 21 S Chelan was permitted and installed in 1970 and 1971.
2. The property has been vacant for more than 12 months.
3. The freestanding sign is non-conforming to the current City code.
4. The City Code in 0.050.050(1) requires that structures vacant more than 12 months must remove non-conforming signs.
5. The sign at 21 S Chelan Ave is identical to the sign at 445 N Mission St, which was installed in 1980.
6. The sign was not listed on the Wenatchee Register of Historic Places Registration Form, dated signed September 14, 2000 by then Mayor Dennis Johnson, as a historical resource on the property.
7. The sign at 21 S Chelan Ave does not have any significant historical significance or value to the community.

Exhibit A – Application Materials

The Mansion Pole Sign

The original Mansion was built in 1906 by Conrad Rose, who was a very influential businessman in Wenatchee and founder of the Wenatchee Produce Company. He used the building as his residence until 1924. The mansion was sold to David Jones in 1924. Jones converted the residence into a funeral home. In 1930, Jones added a chapel, office space, and a garage to the original building, retaining the services of Lloyd Corle as contractor for the project and Everett M. Hinshaw for the design of the interior. Jones and Jones Funeral Home occupied the building until about 2005, when it was purchased by Alderwoods, Inc. It was purchased by the partners of the technology companies Firefly, LLC and Legwork, LLC in 2017, and they plan on moving their companies into the remodeled building in 2018.

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According to Wenatchee City Code (WCC), Section 10.50.050(1) "If a building, structure or premises is vacated for a 12-month period of time, the owner of said property shall be responsible for removing all nonconforming on-site signs, except for those signs recognized by the historic preservation board as having a significant historical value to the community."

Currently, the Jones & Jones sign is not in compliance with the City's 'sign code.' And since it is not listed as a significant feature on the nomination form for the property - it is not considered a historic structure. We are asking for the board to consider the historic value of this sign. The owners of the Mansion would like to keep the pole sign in-place and update it with a look that is consistent with that of the Mansion exterior. Utilizing the corbelled cornice as a main visual theme to top the sign. New LED lighting would be utilized in lieu of the fluorescent lamps to light the sign faces and the new flame at top.



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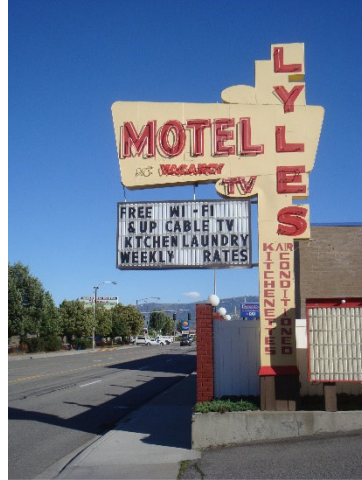
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The Jones & Jones sign has been part of the landscape for decades and is located in an uncluttered area of the city. While even now, only a skeleton, it maintains a connection between building and the public way in the same manner that other historic signs do. Compared with most any contemporary sign, it has an iconic quality. Intentionally resurrected, we intend it to remain a landmark that will continue to provide a sense of place through its graphic iconography.

We ask that the Wenatchee Historic Preservation Board find this sign as having significant historical value to the community – and determine there is validity in allowing this sign to remain and be re-used.

Exhibit B – Historic building permit record card for 21 S Chelan Ave.

TYPE OF PERMIT	PERMIT NO.	DATE ISSUED	CONTRACTOR	OWNER	INSPECTOR AND DATE	REMARKS
S. truck	55796	7/24/61	Logans Construction	James Jones General Director	C.F. 7/28/61	Block Alley for excavation
Bldg.	55803	7/26/61	Logans Construction	" "		25' x 38' addition to service alterations
Mixing	5980	9-13-61	Valley Electric	" "		Service - 116 Outlet Service
Wiring	49766	4-3-70	Valley Electric	" "	J.M. 7-14-70	Permit - 1 circuit sign
sign	5576	5-26-71	Mr. Control Sign	" "		418 Electric sign - 6' x 4'
"	5618	7-21-71	Robert Jones	" "		Permit - 1 circuit sign
Mechan	8183	10/24/74	Mells + Wade	" "		Permit - 1 circuit sign
Mechan	8183	11/5/75	"	" "		Permit - 1 circuit sign
Truck	4 1948	3/15/78	McKee & Co.	" "		Permit - 1 circuit sign
Electric	1314	7/18/80	Sanford Eber	" "		Permit - 1 circuit sign
Truck	2208	6-28-81	McKee & Co.	" "	O.K. 6-29-81	Permit - 1 circuit sign
Electrical	7709	8-11-86	Apple City	" "	O.K. 7-29-86	Permit - 1 circuit sign
Electric	674	7-17-88	Henry Eber	" "	O.K. 7-21-88	Permit - 1 circuit sign

COMMERCIAL

DWELLING

DIEBOLD CARDINEER FORM 36030 (25SP6)

WATER TAP NO.

Exhibit C – City Sign Code



10.50.015 Sign chart.

A sign chart is established and contained herein as a tool for the purpose of determining the specific sign standards applicable in each zoning district.

Sign Chart

P = Permitted C = Conditional																		
Sign Type	Commercial Districts				Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Monument signs	Landscaping required pursuant to WCC 10.50.030(22) .																	
<i>Quantity</i>																		
One per street frontage	P	P	P	P	P	P	P ¹		P ¹	P ¹	P ¹	P ¹	P ²	P	P ^{1,3}	P	P	P
<i>Copy Area</i>																		
25 square feet			P				P ¹		P ¹	P ¹	P ¹	P ¹			P ^{1,3}		P	P
<ul style="list-style-type: none"> • 25 square feet for less than 150 feet of street frontage. • 40 square feet for greater than 150 feet of street frontage. 	P												P ²	P				
<ul style="list-style-type: none"> • 40 square feet for less than 300 feet of street frontage. • 100 square feet for greater than 300 feet of street frontage. 		P		P	P	P											P	
<i>Height</i>																		
Eight feet	P	P		P	P	P							P ²	P			P	
Six feet			P				P ¹		P ¹	P ¹	P ¹	P ¹			P ^{1,3}		P	P
Wall Signs	No sign shall extend above the eaves, parapet, cornice, or soffit of any building.																	
<i>Quantity</i>																		
One per storefront or facade	P		P		P	P	P ¹						P ^{2,4}	P	P ^{1,3}	P	P	P
Unlimited		P		P														

P = Permitted C = Conditional																		
Sign Type	Commercial Districts				Mixed Use Districts			Residential Districts					Overlay Zones					
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
<i>Copy Area</i>																		
25 square feet							P ¹											
15 percent of facade or up to 60 square feet, whichever is less	P		P		P	P							P ^{2,4}	P	P ^{1,3}	P	P	P
Unlimited		P		P														
Projecting Sign	Maximum sign size is 24 total square feet. No sign shall extend above the eaves, parapet, cornice, or soffit of a single story. No sign shall extend beyond the sill line of a second story window. Signs overhanging the public right-of-way must have a revocable permit. Minimum eight feet above adjacent grade; may project a maximum of five feet from building facade.																	
<i>Quantity</i>																		
Used in place of a wall sign for each facade	P		P ⁵		P	P ⁵								P	P ^{1,3}	P	P	P
One per building facade		P		P									P ²					
Freestanding Sign	Maximum sign height is 30 feet; maximum quantity is one per street frontage. Landscaping required pursuant to WCC 10.50.030(22) .																	
<i>Copy Area</i>																		
<ul style="list-style-type: none"> • 25 square feet for less than 100 feet of street frontage. • 60 square feet for greater than 100 feet of street frontage. 		P		P														
40 square feet			P															
Signs with Effects	P	P		P	C	P							P ²	P		P	C	C
Electronic Message Center/Reader Boards																		
Installed as part of a permanent sign structure	P	P		P	C ⁶	P ⁶								P		P	C	C

P = Permitted C = Conditional																		
Sign Type	Commercial Districts				Mixed Use Districts			Residential Districts				Overlay Zones						
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO	MRC	IO	PO	RRO
Signs Exempt by Zone *additional exempt signs listed at WCC 10.50.020																		
Real Estate Signs																		
Six square feet								P	P	P	P	P			P			P
32 square feet	P	P	P	P	P	P	P						P	P		P	P	
Election/Political Signs	Must be removed within one week after election.																	
Six square feet						P	P	P	P	P	P	P	P	P		P	P	P
32 square feet	P	P	P		P													
On-Site Portable Signs	Sign size/copy area and height shall be limited based on the applicable sign type and zoning district. Shall be constructed so as to avoid being blown or washed from their intended location and so as to avoid tipping or falling. Shall not block intersections or otherwise constitute a public safety hazard. Placement on the public right-of-way without permission of the city of Wenatchee will result in the immediate removal of the sign from the public right-of-way. Must be removed at the end of the day, except vinyl banners.																	
Allowed	P	P	P	P									P			P	P	
Off-Site Community Banners	Maximum quantity is one sign per lot. Used for civic or not-for-profit events only. Displayed for a maximum of a 30-day period and the date of initial posting shall be clearly written on the face of the sign.																	
Allowed	P	P	P	P	P	P							P			P		

NOTES:

- ¹ Identification signs for on-site development only; on-site and off-site advertising is prohibited.
- ² Backlit signs with letters or graphics on a plastic sheet (can sign) are prohibited. Individually lit letters are allowed.
- ³ No backlit signs are permitted (can signs).
- ⁴ Not to extend beyond the sill line of a second story window.
- ⁵ Shall not project over the public right-of-way extended vertically and no closer than two feet of the curb.
- ⁶ May be installed as part of a wall or monument sign only.

10.50.050 Removal when function or business ceases or moves.

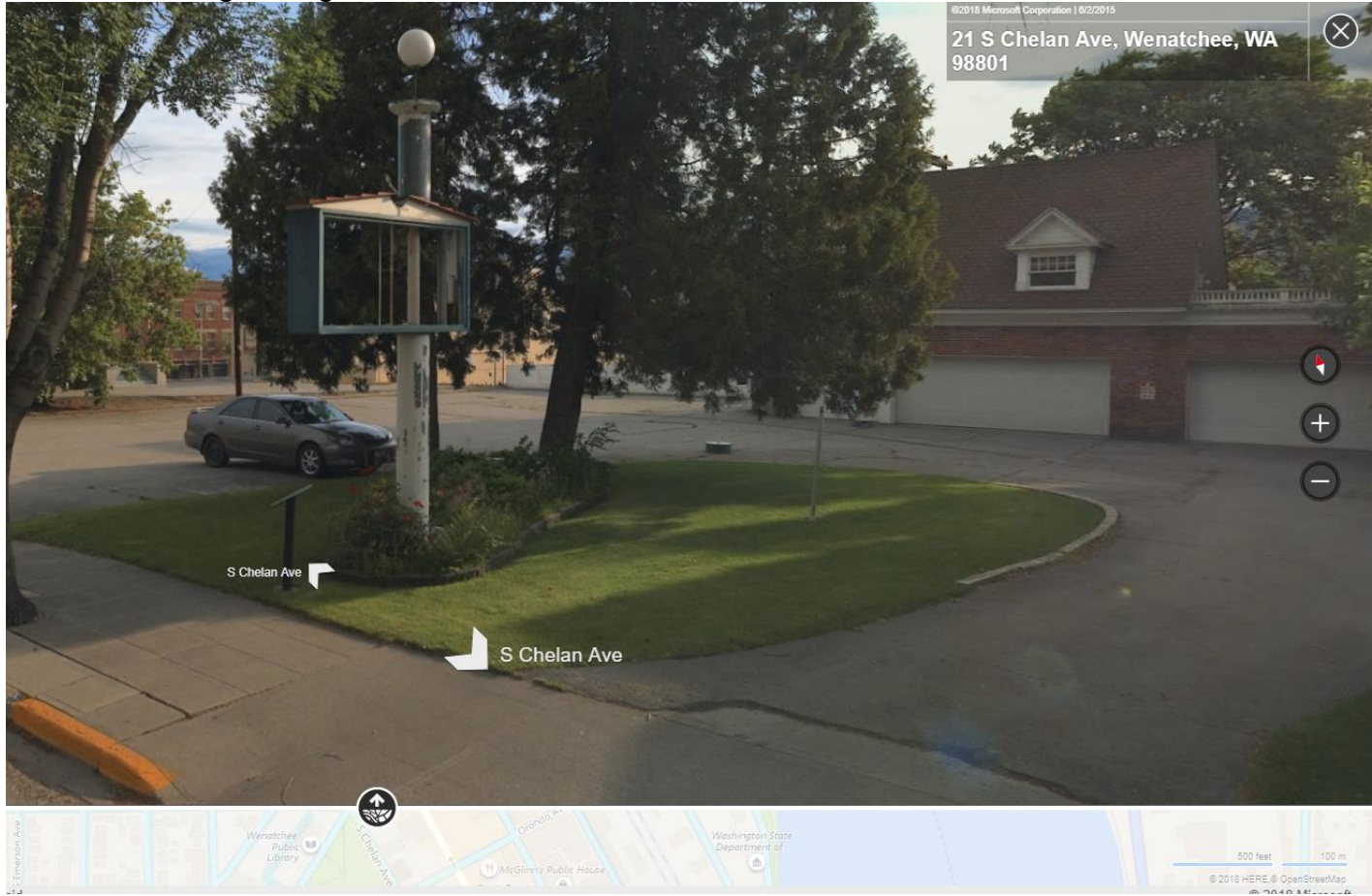
(1) If a building, structure or premises is vacated for a 12-month period of time, the owner of said property shall be responsible for removing all nonconforming on-site signs, except for those signs recognized by the historic preservation board as having a significant historical value to the community;

(2) Any sign that is recognized as having significant historical value to the community by the historic preservation board may be moved to another building or location within the central business district, South Wenatchee business district, and North Wenatchee business district;

(3) If a sign advertising a business that moves or ceases operations from the subject property, the owner of said property shall be responsible for removing all the text and display relating to advertising the business within 30 days. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

Exhibit D – Street View Photos

Street view image of sign at 21 S. Chelan Ave



Street view of Huber Real Estate Sign at 445 N Mission Ave.

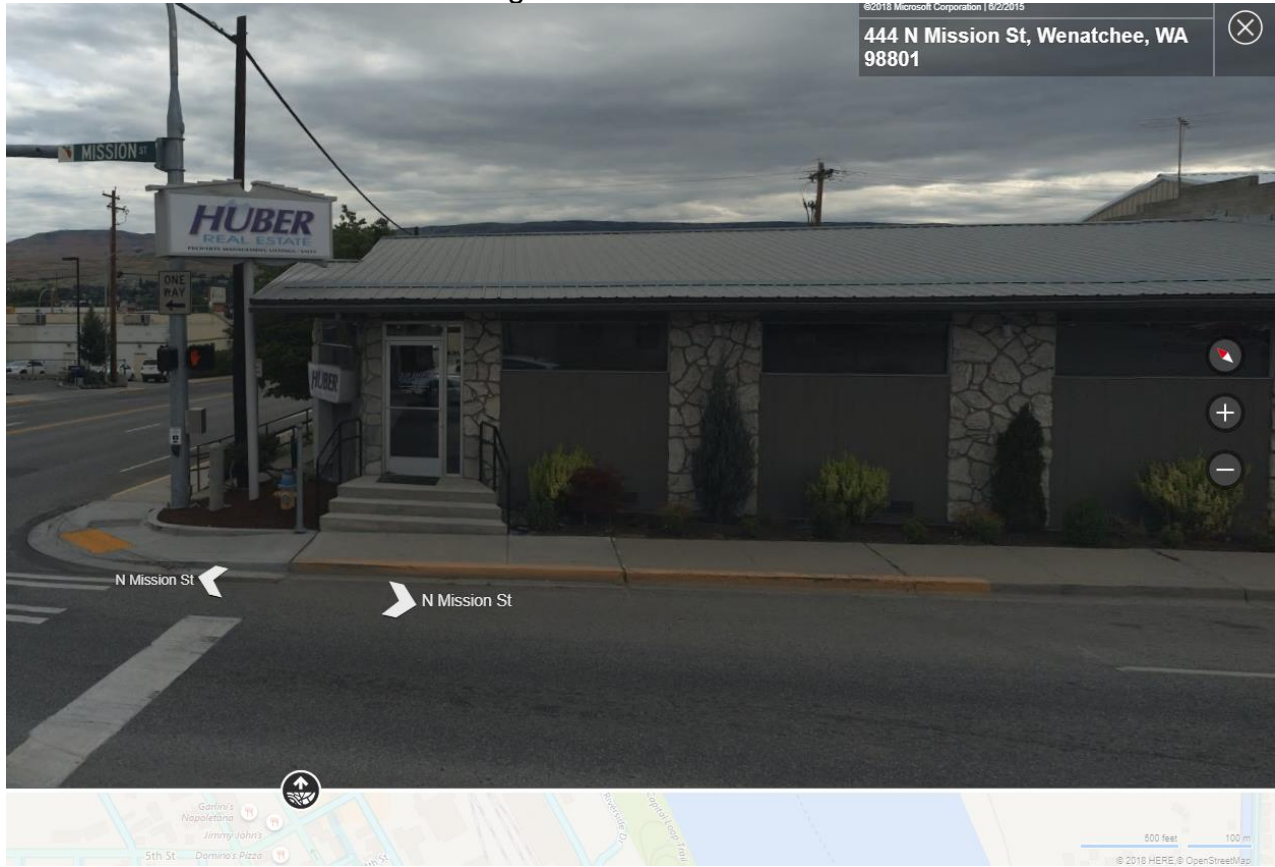


Exhibit E – Historic record card for 445 N Mission Ave.

ADDRESS

445 No. Mission

LOT 20

BLOCK

115 419

ADDN.

Plat of Rose's 1st

CARD NO.

25

North entrances

Fifth St. 2220038231106

TYPE OF PERMIT	PERMIT NO.	DATE ISSUED	CONTRACTOR	OWNER	INSPECTOR AND DATE	REMARKS
Bldg.	700	11/14/79	N. Huber	N. Huber		Foundation/basement walls
Shedding	706	1/16/79	W. W. W. W.	"		Shedding
removing	778	12-13-79	David E. E. E.	"	OK 12-13-79	Temporary power pole
Bldg.	779	12/13/79	N. Huber	N. Huber		new office building
Shedding	835	1-17-80	Raymond H. H.	"		Shedding fixtures
Model	856	2-20-80	Western Re. R.	"	OK TC. 3-20-80	15' x 15' KUD + 15' KUD
Sign	881	2/21/80	Dwight W. W.	"		1 pole mount, 2 wall mount signs
Electric	896	3/21/80	Diana S. S.	"	OK TC. 2-26-80	1-200 + 1-400 Amp panels
Lawyer	4833	3-3-80	Mende E. E.	"	OK 07.	wide door

Exhibit F – Wenatchee Register of Historic Places Registration
Form

WENATCHEE REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16." Complete each item by marking "x" in the appropriate space of by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name: Conrad Rose Residence
Other name/site number Jones and Jones Funeral Home

2. LOCATION

Street & Number 21 S. Chelan Not for publication
City/town Wenatchee Vicinity
State WA Code County Chelan Code Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets does not meet the Wenatchee Register criteria.

[Signature] 7/28/00
WHPB/Staff Date See Continuation Sheet

Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets does not meet the Wenatchee Register criteria.

[Signature] 8/31/00
WHPB Chair Date See Continuation Sheet

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent do not consent to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.

[Signature] Loewen Group, Inc. 08/22/2000
Owner Date See Continuation Sheet

City of Wenatchee Certification: I, hereby certify that this property is:

entered in the Wenatchee Register See Continuation Sheet
 determined eligible for the Wenatchee Register See Continuation Sheet
 determined not eligible for the Wenatchee Register
 removed from the Wenatchee Register
 other (explain):

[Signature] 9/14/2000
Signature of the local elected official Date of action

5. CLASSIFICATION

Ownership of Property
Check as many boxes as apply

- private
- public-local
- public-state
- public-federal

Category of Property
Check only one box

- building
- district
- site
- structure
- object

Number of Resources within Property
Do not include previously listed resources in the count

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing:

n/a
Enter "N/A" if property is not part of a multiply property listing

Number of contributing resources previously listed in the Wenatchee Register

6. FUNCTION OR USE

Historic Functions

Enter categories from instructions

Personal Residence/Funeral Home

Current Functions

Enter categories from instructions

Funeral Home/office/apartment

7. DESCRIPTION

Architectural Classification

Enter categories from instructions

Georgian Revival/Craftsman

Materials

Enter categories from instructions

Foundation Concrete
Walls Brick
Roof A
Other _____

Narrative Description:

Describe the historic and current condition of the property on one or more continuation sheets.

x See Continuation sheet.

8. STATEMENT OF SIGNIFICANCE

Applicable Wenatchee Register Criteria

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, Aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state, or local history.
- 6. It has yielded or is likely to yield important archeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

Areas of Significance:

Enter categories from instructions:

5. Conrad Rose/Wenatchee Produce Co. history (1906 - 1924)

2, 4. Significant architectural design - none others like it in the community

Period of Significance:

1906-1924

Significant Dates:

1906

Significant Person

Complete if criterion 5 is marked

Conrad Rose; David W. Jones, Margaret Jones, and Irwin Jones

Cultural Affiliation

Architect/Builder

Conrad Rose, and architects Hinshaw/Corie

Narrative Statement of Significance:

Describe the historic and current condition of the property on one or more continuation sheets.

9. STATEMENT OF SIGNIFICANCE

Bibliography

Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.

- Chelan County Assessor's records
North Central Washington Museum Archival Collection
1993 Downtown Survey Team notes
Wenatchee World archival records
Interviews with relatives of Conrad Rose

Previous documentation on file (WHPB):

- ___ Preliminary determination of individual listing has been requested
___ Previously listed in the Wenatchee Register
___ Previously determined eligible for the Wenatchee Register
___ Recorded in the Wenatchee Inventory of Historic Places

Primary location of additional data:

- ___ State Historic Preservation Office
___ Other State Agency: Specify
___ City
___ University
___ Other: Specify N.C.W. Museum
Name of repository:
Historic Preservation Office

10. GEOGRAPHICAL DATA

Acreage of property

UTM References

Place additional UTM references on a continuation sheet

A 10 702780 525538
Zone Easting Northing

Verbal Boundary Description

Plat 590, Block 14, Lots 25-28
Parcel Number: 222012550752

Handwritten notes: 24-30 of McAmended, 23-25 - Jones Funeral Home, 22 2003590752

___ See continuation sheet

___ See continuation sheet

Boundary Justification

Chelan Street between First Street and Orondo Avenue

___ See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: Kris Young, Projects Coordinator
Organization: North Central Washington Museum
Street & Number: 127 S. Mission
City/Town: Wenatchee
State: WA Zip: 98801

Name/Title:
Organization: Jones and Jones Funeral Home
Street & Number: 21 S. Chelan
City/Town: Wenatchee
State: WA Zip: 98801

Additional documentation submitted with form: Check as many boxes as apply

- x Continuation Sheets ___ Maps: USGS and/or Sketch ___ Photographs (Black & White)
___ Slides x Other: Newspaper article

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 2

Historic Site Name: Conrad Rose residence
Site Name: Jones and Jones Funeral Home
Address: 21 S. Chelan

Description

This two-story building was originally built as a home. The central mass of the building has been expanded on two occasions, the first more than doubling its size. A garage, apartment wing and one-floor additions to the central mass have been added. The one floor wings are visible to the right and left of the two story colonial facade. Care was taken to unify and match details in the additions to the central mass. The Georgian Revival building is striking and well maintained. The clerestory loggia across the front of the building is divided by six Corinthian columns which enframe the entrance pediment. On the wall behind the outer columns are two engaged square pilasters with flutes, capitals and bases to match the columns. The fluted wood columns stand on waist high masonry bases. Above the columns is a classic entablature of architrave, a frieze of Ionic dentils and a protruding cornice supported by modillion brackets in Tuscan order. The truncated roof has three chimneys and five wood clad, gabled dormers with stylized temple fronts. The outside corners of the dormers have fluted Corinthian colonettes similar to the main columns. The gabled dormer pediment is detailed with Ionic dentils. The peak of the truncated roof is outlined with a Widow's Walk, which appears to have been replaced with a simple board frame following the original outline. The fascia and soffit of the first floor additions match the cornice over the loggia. Above the corner of the loggia on the truncated roof are two identical pier posts, all that remain of a Widow Walk, which once decorated the loggia roof.

The gable lintel over the off-center left double Dutch door is a broken pediment with Ionic dentils and a center finial. The first floor windows are fixed, single wood framed and molded sash with a lugsill and a lintel. The four windows from the right side have multiple lights formed by latticework bar and muntin. The second floor windows are framed similar to the first floor but have multiple lights of two different patterns. The reason for the two patterns is not known. The dormer windows are coupled double sash windows.

To the rear and left of the photograph is a wing with a five-car garage and an apartment over the top of the outside three. The inside two, which connect to the central mass of the building are covered with a patio/roof garden. The parapet wall surrounding the roof garden has a base, which is also a fascia above the garage. The fascia is detailed with Ionic dentils. The wall is capped with an ornate hand railing giving the roof garden the appearance of a Belvedere (a rooftop "pavilion"). Although similar in color and compatible in style, the addition is more Craftsman style than Georgian Revival. The gable roof has two wood clad gables. The gable end wall has an outside staircase and bracketed landing leading to the apartment. The pediment of the shingled gable facade is a flared horizontal cornice and a flat raking cornice.

**WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 8 Page 3
Historic Site Name: Conrad Rose residence
Site Name: Jones and Jones Funeral Home
Address: 21 S. Chelan
Owner's Name Joe Merritt
Date of Construction 1906/1924
Architect/Engineer/Builder: Rose - Hinshaw/Corle

Statement of Significance

Conrad Rose purchased the land on which he would build his family's mansion from Victor F. Martin. This large, two-story brick structure with six Ionic columns on the porch was built in 1906. The architectural style of the mansion is Georgian Revival. Rose, who was a very influential businessman in Wenatchee and founder of the Wenatchee Produce Company, used the building as his residence until 1924. At this time, Mrs. Conrad Rose decided they should sell the house because the upkeep of such a large place was too much for them. So, in 1924, they sold the mansion to David Jones and moved into a smaller home. After David Jones purchased the house, he converted it into a funeral home. In 1930, Lloyd Corle was contracted to build a \$60,000 addition to the mansion. This addition consisted of a large chapel, office spaces and a garage. Everett M. Hinshaw, architect, also helped with the remodeling of the interior of the building. Jones and Jones Funeral Home still occupies the building today and continues to provide a high quality of service to the residents of Wenatchee.