

**WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
DECEMBER 5, 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 November 7, 2018

III. PUBLIC COMMENT PERIOD (10 MINUTES)

Comment for any matters not identified on the agenda.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. HP-18-13 - A request for Special Tax Valuation – Grant and Amy Florer - 512 King Street

B. HP-18-14 - A request for Special Tax Valuation – Micky and Amy Jennings – 109 S. Franklin 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, Mark Seman, Wendy Priest, Darlene Baker, and Stacie de Mestre. Absent was board member Jon Campbell. City Planning staff was represented by Glen DeVries, Community Development Director; Stephen Neuenschwander, Planning Manager; and Kim Schooley, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of October 3, 2018

Board member Baker commented on a spelling error she noted with regard to Rory Turner's address. She advised on the correct spelling of Benoy Street.

Board member Baker moved to approve the minutes from the regular meeting of October 3, 2018 as amended. 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.

There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

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

A. Workshop: Applicability of the Historic Building Floating Zone (WCC 10.48.250) designation for 135 N Wenatchee Ave

Steven Neuenschwander, Planning Manager, presented the staff report.

The applicant's Project Manager, Chris Martin - 1902 Pensione Place, Wenatchee, WA addressed the board to answer questions.

Board members asked questions of Martin.

Chair Culp opened the hearing for public testimony.

WENATCHEE HISTORIC PRESERVATION BOARD

MINUTES

Linda Haglund, Executive Director of the Wenatchee Downtown Association – 103 Palouse Street, Suite 35, Wenatchee, WA addressed the board. Haglund spoke in favor of the project noting the value to the downtown area and community.

Heather Ostensen, 135 Holdings and part owner of the building - 500 Douglas Street, Wenatchee, WA also spoke in favor of the sign proposed by the applicant.

Chair Culp closed the hearing and opened deliberations of the board.

Board member Seman moved to recommend that a waiver be granted by the Community Development Director to the Wenatchee City Code sign standards for Goodfellow Brothers regarding a deviation to the sign standards defined in WCC 10.48.250. However, the board would recommend that the DAHP be contacted about appropriate and minimally invasive installation techniques and that the installers use minimal attachment points to be preferably put into the mortar as opposed to the brick itself. Board member Baker seconded the motion. The motion carries.

- B. HP-18-08: A request by Pacific Rim Land, Inc. for Special Tax Valuation for the top floor of 135 North Wenatchee for interior improvements.

Stephen Neuenschwander, Planning Manager, presented the staff report.

The board asked questions of staff and the applicant.

Chair Culp opened the hearing for public testimony.

There was no public comment.

Chair Culp closed the hearing and opened deliberations of the board.

Board member Priest moved to approve HP-18-08, a request for Special Property Tax Valuation for Unit 3 at 135 N Wenatchee Ave based upon the findings of fact and conclusions of law contained within the October 31, 2018 staff report. Board member Dahlgreen seconded the motion. The motion carried.

- C. HP-18-09: A request for a Certificate of Appropriateness submitted by Mark Kacmaricik and Thea Appleton to replace three (3) exterior windows at 140 South Emerson Ave.

Stephen Neuenschwander, Planning Manager, presented the staff report.

The board asked questions of staff.

The applicant, Thea Appleton – 140 S. Emerson Avenue, Wenatchee, WA addressed the board. Appleton advised that the reason for one vinyl window in the back of the house was to match what was already existing in that particular room.

The board asked questions of the applicant.

Chair Culp opened the hearing for public testimony.

There was no public comment.

Chair Culp closed the hearing and opened deliberations of the board.

Board member Dahlgreen moved to recommend approval HP-18-09, a Certificate of Appropriateness for 140 S. Emerson Avenue based upon the findings of fact and conclusions of law, and conditions of approval contained within the October 30, 2018 staff report. Board member Baker seconded the motion. The motion carried.

D. HP-18-11: A request for a Certificate of Appropriateness submitted by Chelan County Fire District 1 to relocate the historic fire pole and bell located on the roof of the building at 136 South Chelan Ave to the new fire station to be located at 731 North Wenatchee Ave.

Stephen Neuenschwander, Planning Manager, presented the staff report.

The board asked questions of staff.

The applicant, Chief Brian Brett, Chelan County Fire District No. 1, addressed the board.

The board asked questions of the applicant.

Chair Culp opened the hearing for public testimony.

There was no public comment.

Chair Culp closed the public hearing and opened deliberations of the board.

Board member Seman advised that he did not think it was appropriate to display the bell on the ground as indicated on the proposed plans. His suggestion was that it should be displayed as its function would require and intend it to be rather than on the ground.

Chief Brett advised that the reason they had initially thought to install the bell on the ground was to prevent garbage and debris from collecting underneath it. However, he advised that he was open to suggestions for installation of the bell and that no formal plans had yet been made.

Board member de Mestre moved to recommend approval of HP-18-11, a Certificate of appropriateness for 136 S. Chelan Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the October 30, 2018 staff report. Board member Priest seconded the motion. The motion carried.

- E. HP-18-12: A request for a Certificate of Appropriateness submitted by David Rodstol Inc. for exterior maintenance and remodeling of the Ellis-Forde Building located at 12 North Wenatchee Ave.

Stephen Neuenschwander, Planning Manager, presented the staff report.

The applicant, Heather Ostensen -500 Douglas Street, Wenatchee, WA addressed the board.

The board asked questions of the applicant.

Chair Culp opened the hearing for public testimony.

Linda Haglund, Executive Director of the Wenatchee Downtown Association – 103 Palouse Street, Suite 35, Wenatchee, WA addressed the board. Haglund again spoke in favor of the project and advised that new building owners had met with DAHP representatives about the work going on in the downtown area and that there was great support for all projects and the adaptive re-use of Wenatchee’s downtown historic buildings.

Chair Culp closed the public hearing and opened deliberations of the board.

Board member Baker moved to recommend approval of HP-18-12, a Certificate of Appropriateness for 12 N Wenatchee Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the October 31, 2018. Board member Dahlgreen seconded the motion. The motion carried.

VI. OTHER

Staff provide an update on the efforts to move the Horan House in Olds Station.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Chair Bob Culp adjourned the meeting at 7:10 p.m.

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

**STAFF REPORT
HP-18-13, 512 KING STREET**

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Review for Special Tax Valuation for 512 King Street
DATE: November 28, 2018

I. SUMMARY OF REQUEST

Description of Request:

An application was submitted for special property tax valuation for improvements to the property. The property is identified as a contributing property to the Grandview Historic District. Application materials are attached as Exhibit A.

II. GENERAL INFORMATION

Owners: Grant and Amy Florer, 512 King Street, Wenatchee, WA, 98801

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 512 King Street, Wenatchee, WA and legally described as Lot 10, except the northeasterly 4 feet, and the northeasterly 10 feet of Lot 11, Block 62, Grand View Addition to Wenatchee, according to the plat thereof recorded in Volume 1 of Plats, Page 59, in Chelan County, Washington. The parcel is identified as Assessor's Parcel Number: 22-20-10-586-040.

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

Comprehensive Plan Designation: RM and GHD

Application Date: An application was submitted to the Chelan County Assessor on September 24, 2018. The application was determined complete on November 8, 2018.

History: The house at 512 King Street stands on Block 62 of the Grand View Addition to Wenatchee, platted in 1903. Block 62 was still largely vacant, with only seven houses in place as late as 1921. At that time, Chase Park had been established at the far southwest corner of the block, but St. Anthony's Hospital and Convent had not yet been erected at the northeast end of the block.

This particular parcel did not develop until after that point, sometime during the 1920's. It first appears on the 1929 Sanborn map with its current floor plan and sizable auto garage to the rear.

Lowell P. and Lydia Horton lived at this address as owner-occupants in 1914. Lowell was Superintendent at the Washington Canal Company at that time. John and Ida Mooney

Lowell P. and Lydia Horton lived at this address as owner-occupants in 1914. Lowell was Superintendent at the Washington Canal Company at that time. John and Ida Mooney owned the home and lived at this address by 1931. John was affiliated with J.S. Mooney Real Estate.

One of only a handful of Tudor Revival residences in the survey area, this house is thoroughly intact and well detailed example of the type. An original driveway and garage of the same style adds to its historic integrity. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Physical Appearance: An intact 1920s Tudor Revival house with steeply pitched, complex gable roof configuration. Southwest gable end is clipped. Typical steep gabled entry way with round arch openings. Projecting bay with polygonal faces Chase Park to southwest. Stucco cladding throughout. Windows included multi-paned casements, six-over-one light sash, and some leaded transoms. Narrow louvered shutters at front are likely original.

Site is open at front, at grade with sidewalk. Front yard now landscaped with ground cover and shrubs rather than lawn. Decorative wood fence partially separates property from adjoining Chase Park. Original narrow concrete drive off King Street has rounded curb cuts, leads to original Tudor garage at rear of lot. (Source: Historic Property Inventory Form, State of WA, Department of Community Development Office of Archaeology).

Historic Inventory Photos: See application materials for before and after photographs.

III. NOTICE AND PUBLIC COMMENT

Notice of application and the December 5th, 2018 hearing before the Wenatchee Historic Preservation Board was posted on the subject property, mailed to surrounding property owners, and published in the newspaper in accordance with the requirements of Title 13, Wenatchee City Code (WCC).

IV. APPLICABLE POLICIES AND STANDARDS

The City Code of Sections 2.36.200 and 210 outline the procedures and criteria used to review applications for special tax valuation. These code sections are attached to this report as Exhibit B.

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.

Wenatchee City Code 2.36.210(2) Application Criteria.

Complete applications shall consist of the following documentation:

- (a) A legal description of the historic property;
- (b) Comprehensive exterior and interior photographs of the historic property before and after rehabilitation;
- (c) Architectural plans, existing architectural plans (if available) or other legible drawings depicting the completed rehabilitation work; and
- (d) A notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed and documentation of both to be made available to the board upon request; and
- (e) For properties located within historic districts, in addition to the standard application documentation, a statement from the Secretary of the Interior or appropriate local official, as specified in local administrative rules or by the local government, indicating the property is a certified historic structure is required.

Staff Analysis: The applicant submitted a complete application including all the items identified in Section 2.36.210(2).

Wenatchee City Code 2.36.210(3) Property Review Criteria.

In its review the board shall determine if the properties meet all the following criteria:

- (a) The property is historic property;
- (b) The property is included within a class of historic properties determined eligible for special valuation by the city of Wenatchee under WCC 2.36.110 through 2.36.140;
- (c) The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (and identified in WCC 2.36.110 through 2.36.140) within 24 months prior to the date of application; and

(d) The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties (WAC 254-20-100(1) and listed in WCC 2.36.110 through 2.36.140).

Staff Analysis: The property is identified as a contributing property to the Grandview Historic District making it eligible for special valuation. The building has been rehabilitated at cost that is at least 25 percent of the assessed valuation of the building prior to the rehabilitation.

Wenatchee City Code 2.36.210(4) Rehabilitation and Maintenance Criteria.

The Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties, also known as the Secretary of the Interior's Standards for Rehabilitation.

The following rehabilitation and maintenance standards shall be used by the board as minimum requirements for determining whether or not an historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified:

(a) Rehabilitation.

- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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.
- (v) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- (vi) 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.

(vii) 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.

(viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(ix) 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.

(x) 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.

Staff Analysis: The applicants have undertaken a remodel of the historic building. Rehabilitation of the property is consistent with the review criteria in Section 2.36.210(4).

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 3: Identify and implement incentives to private property owners for the preservation and rehabilitation of historic buildings, structures, sites, districts and objects.

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.

Staff Analysis: The property is identified as a contributing structure to the Grandview Historic District which classifies it as eligible for special valuation which is an incentive to the property owner to rehabilitate the historic building.

V. RECOMMENDATION

The applicant has requested special valuation for 512 King Street. The rehabilitation of the property began in January 2018 and was completed in September 2018. Qualifying expenses were determined using the guidelines from the U.S. Department of the Interior for the federal rehabilitation tax credit provided as Exhibit C.

The applicant provided documentation for costs incurred during the rehabilitation process. The total amount of money spent on completed projects toward the rehabilitation of the property as identified on the application form totaled \$98,361.28, per the application form and documentation provided by the applicant. Staff compared the expenditures to the guidelines from the U.S. Department of the Interior for the federal rehabilitation tax credit to determine the total qualifying expenses. The federal guidelines state that qualifying expenses are “any expenditure for a structural component of the building...” and completed within 24 months of the date of application.

The receipts included several items not eligible for the special tax valuation including the kitchen appliances, power cords and hoses, furniture, and contributions to a tour kick-off party. These non-eligible expenses totaled \$4,957.63. The receipts provided total qualifying expenses at \$50,151.83. Not included in this number is the value of the work completed by the applicants general contractor. The value of the general contractors work is listed on a change order form signed by the applicant as \$94,590.31. I have included an email from the applicant that states that the difference in the actual cost of rehabilitation and the value of the receipts is in the work completed by the general contractor. The assessed value for the building prior to rehabilitation was \$206,780 as verified by the Chelan County Assessor’s office. City staff subtracted the non-eligible expenses (\$4,957.63) from the actual cost on the application (\$98,361.28) to determine the actual cost of rehabilitation at \$93,403.65. This actual cost of rehabilitation equates to 45.17 percent of the assessed value.

The rehabilitation work has occurred at an actual cost of greater than 25 percent of the assessed value of the building prior to rehabilitation and therefore qualifies to receive special valuation based on the criteria reviewed in Wenatchee City Code Section 2.36.210.

Draft Motion: I move to approve HP-18-13, request for Special Property Tax Valuation for 512 King St based upon the findings of fact and conclusions of law contained within the November 28, 2018 staff report.

Suggested Findings of Fact:

1. The subject property is located at 512 King Street, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-040.
2. The owners are Grant and Amy Florer.
3. The subject property is identified as a contributing property within the Grandview Historic District.
4. The building is a Tudor-revival within the Grandview Historic District.
5. The application was determined complete on November 8, 2018..
6. The application materials identify all the work completed and provided documentation of eligible expenditures.
7. Appropriate notice was accomplished in accordance with Wenatchee City Code.
8. 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.
9. On December 5, 2018, the Wenatchee Historic Preservation Board held a duly advertised public hearing on the request for special tax valuation for 109 S Franklin Ave, Wenatchee, WA.
10. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.
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". 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.
12. The total of qualifying expenses for actual costs incurred was \$93,403.65. The assessed value for the building prior to rehabilitation is \$206,780 as verified by the Chelan County Assessor's office. The actual cost of rehabilitation equated to 45.17 percent of the assessed value.
13. The rehabilitation work has occurred at an actual cost of greater than 25 percent of the assessed value of the building prior to rehabilitation and qualifies to receive special valuation based on the criteria reviewed in Wenatchee City Code Section 2.36.210.
14. The application is consistent with the special property tax valuation criteria in Section 2.36.210 WCC

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.

Exhibit A



Application and Certification of Special Valuation on Improvements to Historic Property Chapter 84.26 RCW

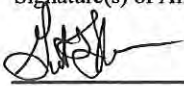
RECEIVED

SEP 24 2018

CHELAN COUNTY ASSESSOR

File With Assessor by October 1	File No:
---------------------------------	----------

I. Application County: <u>Chelan</u>	
County: <u>Chelan</u>	
Property Owner: <u>Grant & Amy Flower</u>	Parcel No./Account No: <u>22201058040</u>
Mailing Address: <u>512 King St, Wenatchee, WA 98801</u>	
Legal Description: <u>Lot 10, except NE 4 ft, & NE 10 ft of lot 11, block 62, Grandview addition to Wenatchee</u> <u>(volume 1 of plats, pg 59, Chelan Co, WA)</u>	
Property Address (Location): <u>512 King St</u>	
Describe Rehabilitation: <u>interior remodel</u>	
Property is on: (check appropriate box)	<input type="checkbox"/> National Historic Register <input type="checkbox"/> Local Register of Historic Places
Building Permit No: <u>BPR-18-007</u>	<u>1/24/18</u> Date: _____ Jurisdiction: _____
County/City	
Rehabilitation Started: <u>Jan 2018</u>	Date Completed: <u>Sept 2018</u>
Actual Cost of Rehabilitation:	<u>\$ 98,361.28</u>

Affirmation County:	
As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.	
I/We hereby certify that the foregoing information is true and complete.	
Signature(s) of All Owner(s):  _____ <u>Amy Flower</u> _____	

II. Assessor

County:

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

\$

206,780

Date:

9/24/18

Assessor/Deputy

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users, please call (360) 705-6718. For tax assistance, call (360) 534-1400.

REV 64 0035e (w) (2/9/12)

Who can file this application?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004.

If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What does "historic property" mean?

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

What does "actual cost" mean?

Actual cost means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

What are the requirements that property must meet to be considered for special valuation as historic property?

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualifies for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent

AFFIDAVIT

The State of Washington

Chelan County

I, Grant Florer, of Wenatchee, Chelan County, Washington, MAKE OATH AND SAY THAT:

1. I, along with Amy Florer, own the home located at 512 King St., which is part of the Grandview Historic District.
2. This historic property has been significantly restored and updated exceeding 25% of the property's assessed value according to the rules established for rehabilitation of historic properties.
3. I have kept accurate records of the expenses of rehabilitation, which are included.



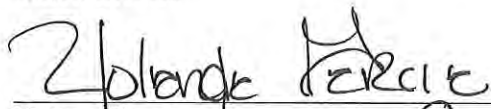
Grant Florer

STATE OF WASHINGTON

COUNTY OF CHELAN

This is to certify that on this 10th day of October, 2018, before me, the undersigned Notary Public in and for the state of Washington, duly commissioned and qualified, personally appeared Grant Florer, to me known to be the person described in and who executed this Affidavit, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Signature

Print Name: YOLANDA GARCIA

NOTARY PUBLIC in and for the Douglas County State of Washington, residing at

My commission expires: May 15, 2021





512















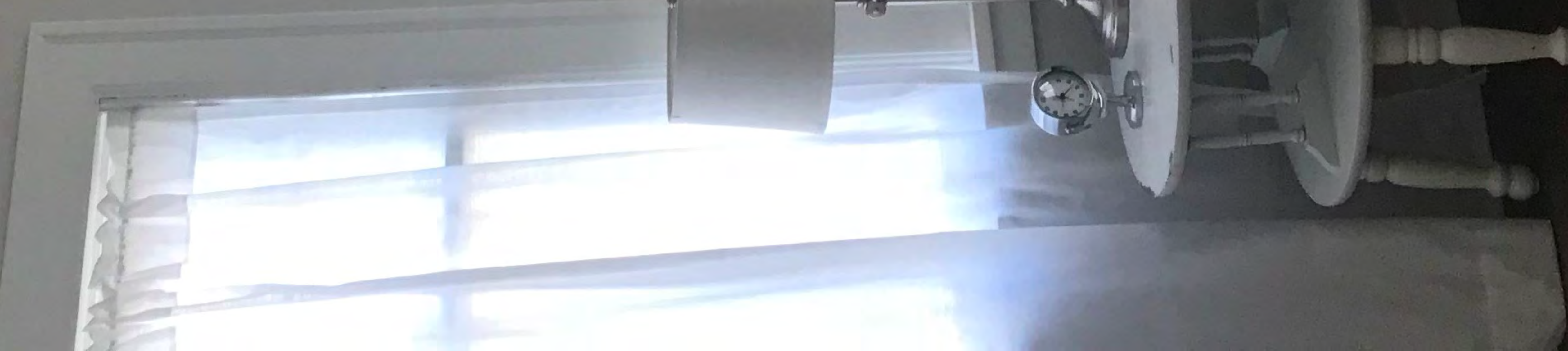


































512 King St
Eligible Expenses

Date	Invoice Number	Provider		Eligible	Non-eligible
11/18/2017	16905	Sav-Mart	Kitchen appliances		4,678.40
11/30/2017		BNCW	Tour Kick-Off Party		250.00
1/3/2018	28084	Exterior Solutions	Window	453.83	
1/8/2018	6023	Wenatchee Electric	Electrical work	7,089.43	
1/13/2018		Home Depot	Water heater	627.64	
1/18/2018	Quote 1801-	Marson & Marson	Various screws,	833.94	
1/22/2018	37839282495	Stufurhome LLC	Bath vanity	1,075.63	
1/25/2018	11923	Lombard's Hardwood	Door	562.64	
1/25/2018	6033	Wenatchee Electric	Electrical work		
1/26/2018	855	Dean Plumbing	Plumbing	3,143.60	
2/2/2018	6047	Wenatchee Electric	Electrical work	1,241.06	
2/6/2018	290626	Keyhole Security	Locks	341.13	
2/14/2018		Amazon	kitchen faucet	188.78	
2/22/2018		Pacific Engineering	Wall removal/remodel	3,400.00	
2/25/2018	81379	Lowe's	Tile	300.49	
3/1/2018	159515	Comfort Zone	HVAC	6,504.00	
3/1/2018		Ballard Reuse	Unknown	66.06	
3/3/2018	81379	Lowe's	Tile	614.62	
3/6/2018	6088	Wenatchee Electric	Electrical work	2,716.81	
3/7/2018	106198261	Labor and Industries	Alter service	86.30	
3/8/2018	103311	IWI Insulation	Insulation	981.02	
3/12/2018	70266	Lowe's	Faucets	630.12	
3/16/2018	1364	Design Hardwood	Refinish flooring	5,220.00	
3/19/2018	2018-22	Frontier & Co	Roof repair	350.00	
3/22/2018	1190	Curtis Tile	50% deposit on shower	216.67	
3/23/2018	596	Stan's Merry Mart	paint	39.01	
3/24/2018		Sherwin-Williams	paint	962.73	
3/26/2018	12288	Lombard's Hardwood	Maple and Fir	2,240.17	
3/27/2018	869	Dean Plumbing	Plumbing	867.20	
4/4/2018	1202	Curtis Tile	Product	129.00	
4/9/2018	1204	Curtis Tile	grout/mist	211.38	
4/9/2018	R123421	Platt	Trim	43.20	
4/23/2018	593	Stan's Merry Mart	paint	80.19	
4/30/2018		Amazon	Floor Sealer	79.73	
5/11/2018	109868	The Glass Works	Glass install	191.87	

512 King St
Eligible Expenses

5/14/2018		Sav-Mart	Power cord		15.15
5/18/2018		Amazon	Jewelry Cabinet		14.08
5/19/2018		Home Depot	Various products/purchases	36.96	
5/20/2018	1014	JLS Custom	Plumbing	1,253.32	
6/7/2018		Chim Chimney	Inspection	109.00	
7/25/2018	1019	Wenatchee Electric		440.82	
8/2/2018	10752	Stucco by Alex	Stucco work	1,219.50	
8/12/2018	EST0123	Chim Chimney	Chimney repair	1,200.00	
8/21/2018	10756	Stucco by Alex	Stucco work	1,826.54	
			Retro Sconce light	200.97	
			Wall Lamp	75.22	
		Lowe's	Various	1,756.80	
			Kitchen sink	544.45	
				Total From Receipts	50,151.83
					4,957.63
				Total from Contractor	94,590.31
				Actual expense on application minus the non-eligible expenses	93,403.65
				Assessed value of house	206,780.00
				Actual value % of rehabilitation cost	45.17%



LOMBARD'S HARDWOOD SUPPLY

3411 SCHOOL ST
WENATCHEE,
WA 98801

Invoice

Date	Invoice #
1/25/2018	11923

PAID
01/25/2018

Bill To	Ship To
jeff stevens	

P.O. No.		S.O. No.		Terms		Project		SALES TAX EXPIRATI...	
		6938							
Item	Description	Qty	Rate	U/M	B/O	Amount			
DOORS	DOOR PACKAGE 1--3*0x6*8 fg s130 6-9/16 primed jamb brick mould dbl bore - me- brnz sill- orb hinges- inswing RH please delv after the new year thanks	520	1.00		0	520.00T			
						Subtotal	\$520.00		
						Sales Tax (8.2%)	\$42.64		
						Total	\$562.64		
Signature _____						Payments/Credits	-\$562.64		
Phone #	Fax #	E-mail				Balance Due	\$0.00		
509-663-4955	509-664-6581	SALES@LOMBARDS.COM							

CHANGE ORDER

No: 17-101-06

To Grant and Amy Florer	
Attn Jeff Stephens	
Address 705 Riverside drive Apt. J211	
City, State, Zip Wenatchee, Washington 98801	
Phone 501 733-8058	Date 02-05-18

Job Name/Number Florer	Job Phone 509 670-6632
Job Location 512 King street	
Existing Contract Number 17-101 Florer	
Existing Contract Date	
Time Extension 14 days new completion date of April 1st	

We hereby agree to make the following change(s):

	Amount +/-	
Materials to install flush beam and rental equipment	1584.56	
Tax	133.10	
TOTAL PRICE FOR CHANGES	1717.66	
REVISED CONTRACT TOTAL	85297.08	
REVISED CONTRACT TOTAL		

THIS CHANGE ORDER BECOMES PART OF AND IN CONFORMANCE WITH THE EXISTING CONTRACT.

We hereby agree to make the change(s) specified above at the price indicated per this Change Order.

The prices and specifications of this Change Order are satisfactory and are hereby accepted. All work is to be performed under the established terms and conditions specified in the original contract unless otherwise specified.



 Authorized Contractor Signature
 2-5-18

 Date of Acceptance



 Owner Signature
 2/5/18

 Date of Acceptance

CHANGE ORDER

No: 17-101-07

To Grant and Amy Florer	
Attn Jeff Stephens	
Address 705 Riverside drive Apt. J211	
City, State, Zip Wenatchee, Washington 98801	
Phone 501 733-8058	Date 02/15/2018

Job Name/Number Florer	Job Phone 509 670-6632
Job Location 512 King street	
Existing Contract Number 17-101 Florer	
Existing Contract Date	
Time Extension No time adjustment	

<i>We hereby agree to make the following change(s):</i>	<i>Amount +/-</i>	
Install Water line from meter to house and install utility sink.	777.40	
Tax	65.30	
TOTAL PRICE FOR CHANGES	+842.70	
REVISED CONTRACT TOTAL	84,422.12	
REVISED CONTRACT TOTAL		

THIS CHANGE ORDER BECOMES PART OF AND IN CONFORMANCE WITH THE EXISTING CONTRACT.

We hereby agree to make the change(s) specified above at the price indicated per this Change Order.

Authorized Contractor Signature

Date of Acceptance

The prices and specifications of this Change Order are satisfactory and are hereby accepted. All work is to be performed under the established terms and conditions specified in the original contract unless otherwise specified.

Owner Signature

2/17/18
Date of Acceptance

CHANGE ORDER

No: 17-101-03

To Grant and Amy Florer	
Attn Jeff Stephens	
Address 705 Riverside drive Apt. J211	
City, State, Zip Wenatchee, Washington 98801	
Phone 501 733-8058	Date 01-09-2018

Job Name/Number Florer	Job Phone 509 670-6632
Job Location 512 King street	
Existing Contract Number 17-101 Florer	
Existing Contract Date	
Time Extension No time adjustment	

We hereby agree to make the following change(s):

	Amount +/-	
Plumbing change, remove main waste stack between first and second floor and replace with new 3" ABS.	997.28	
TOTAL PRICE FOR CHANGES	997.28	
REVISED CONTRACT TOTAL	87,022.49	
REVISED CONTRACT TOTAL		

THIS CHANGE ORDER BECOMES PART OF AND IN CONFORMANCE WITH THE EXISTING CONTRACT.

We hereby agree to make the change(s) specified above at the price indicated per this Change Order.

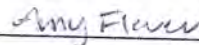
The prices and specifications of this Change Order are satisfactory and are hereby accepted. All work is to be performed under the established terms and conditions specified in the original contract unless otherwise specified.



Authorized Contractor Signature

1-9-18

Date of Acceptance



Owner Signature

1/9/18

Date of Acceptance



EXTERIOR SOLUTIONS, LLC
 P.O. BOX 275
 MALAGA WA 98828

Invoice

Date	Invoice #
1/3/2018	28084

Bill To
COUNTER SALES

Ship To
Jeff Stephens 670-6632

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt	CRAIG	1/17/2018	prime windows		

Quantity	Item Code	Description	Price Each	Amount
1	Prime Windows	6000 series, white, lowe, argon, all r.o. dimensions 1- 3'0" x 3'0" SH temp 1- 4' 9" X 3' 3" XOX Sales Tax	419.44	419.44T
			8.20%	34.39

Total			\$453.83
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Invoice

*** Reprint ***
Date printed:2/27/18

KEYHOLE SECURITY, INC.
708 S. Wenatchee Avenue
Wenatchee, WA 98801
(509) 663-5610
Contractor# KEYHO*972DK



KEYHOLE SECURITY

Ticket #: 290626
Ticket date: 2/6/18
Station: 1

Sold to: *Amy Floer*
501-733-8058

Ship to:

Customer #: *WALK Ship date: Ship-via code: WC
Sls rep: JG Location: 1 Terms:

Quantity	Item #	Description	Ship-from location	Price Unit flag	Ext prc
3	SCHF10ACC716	SCHLAGE PASSAGE ACCENT LEVER AGED BRONZE		44.95 EA	134.85
3	SCHB560P643E	SCHLAGE SINGLE CYLINDER DEADBOLT ANTIQUE BRASS		59.95 EA	179.85

User: D1	Total line items: 2	Sale subtotal:	314.70
		Tax:	26.43
		Total:	341.13

Tender:

Visa/MasterCharge# ****5437	341.13
Net tender:	341.13

ANY RETURNS MUST BE IN ORIGINAL PACKAGE
AND IN RESALABLE CONDITION. DAMAGED
ITEMS MUST BE IN ORIGINAL PACKAGE. ALL
RETURNS MUST BE MADE WITHIN 30 DAYS
OF PURCHASE.



Dean Plumbing inc.
 6033 Pioneer Dr.
 Cashmere, WA 98815

Invoice

Date	Invoice #
1/26/2018	855

Bill To
JLS Custom construction

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/26/2018			
Quantity	Item Code	Description			Price Each	Amount
1	Fixture	King street remodel			5,800.00	5,800.00T
1	Fixture	Less material draw			-2,900.00	-2,900.00T
		0405 Wenatchee City and WA State Sales Taxes			8.40%	243.60
<p><i>PAID</i> <i>1-27-18</i> <i>✓ 1525</i></p>						
Total					\$3,143.60	



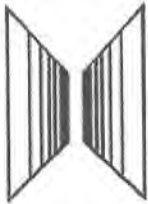
Building North Central Washington
 2201 N. Wenatchee Ave.
 PO Box 3556
 Wenatchee, WA 98807
 (509) 293-5840

Statement

Date
11/30/2017

JLS Custom Woodcraft & Const.
 Jeff Stephens
 PO Box 2234
 Wenatchee, WA 98807

		Amount Due	Amount Enc.		
		\$250.00			
Date	Transaction	Amount	Balance		
08/18/2017	INV #5637. Orig. Amount \$250.00. Tour Kick-Off Party Sponsor <i>Thank you, Jeff!</i> <i>Paid 1-30-18</i> <i>Debit</i> <i>Kim via phone</i>	250.00	250.00		
CURRENT	1-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	Amount Due
0.00	0.00	0.00	0.00	250.00	\$250.00



**marson
and
marson
lumber**
A division of TAL Holdings LLC

Leavenworth - Marson and Marson Lumber
A division of TAL Holdings LLC
11724 Riverbend Drive
Leavenworth, WA 98826
509-548-5829
Fax: 509-548-6372



QUOTE

1801-125642 R1 PAGE 1 OF 2

SOLD TO
JEFF STEPHENS JLS CUSTOM WOODCRAFT & CONST P.O. BOX 2234 WENATCHEE WA 98807

JOB ADDRESS
JEFF STEPHENS JLS CUSTOM WOODCRAFT & CONST P.O. BOX 2234 WENATCHEE WA 98807 670.6632

ACCOUNT	JOB
JLSC	0
CREATED ON	01/18/2018
EXPIRES ON	01/25/2018
BRANCH	1000
CUSTOMER PO#	
STATION	CS01
CASHIER	CO
SALESPERSON	<i>Chris Orr</i>
ORDER ENTRY	CO
MODIFIED BY	CO

Item	Description	D	Quantity	U/M	Price	Per	Amount
GL63409	6-3/4 X 9 GLU-LAMS 24F-V4 1 - 12' SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		12	LNFT	16.0580	LNFT	192.70
C63406	6-3/4 X 7-1/2 GLU-LAM COLUMN ✓ 2 - 8' SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE 6-3/4" X 6" GLU-LAM IS SPECIAL ORDER 2-3 WEEK LEAD TIME		16	LNFT	11.6480	LNFT	186.37
714LVL = <i>plan drawn</i>	***** 6-3/4 X 7-1/4 LVL MICROLLAM 2.0E 4 - 8' SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		32	LNFT	4.0016	LNFT	128.05
T21010	2X10 10' GROUND CONTACT TREATED CA/ACQ // SPECIAL NON-CORROSIVE FASTENERS REQUIRED FOR THIS PRODUCT //		2	PC	1.1655	BDFT	38.85
SIMPSON	CB7-6 COLUMN BASE WELDED VERSION 72 HOUR + NEXT TRUCK LEAD TIME SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		1	EACH	71.0400	EACH	<u>71.04</u>
A34	A34 FRAMING ANCHOR		4	EACH	0.3850	EACH	1.54
SIMPSON	DT1Z DECK TENSION TIE ZMAX 14GA SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		2	EACH	1.9429	EACH	3.89
LTP4	LTP4 LATERAL TIE PLATE SIMPSO		2	EACH	0.4200	EACH	0.84

THANK YOU FOR THE OPPORTUNITY TO SUPPLY YOUR BUILDING MATERIAL NEEDS. THIS IS NOT A GUARANTEE TO COMPLETE THE PROJECT, ALL MATERIALS ARE TO BE VERIFIED BY THE CUSTOMER/BUILDER.	Subtotal	
	Sales Tax	
	Total	

Buyer: JEFF STEPHENS

SDS 1.5"

Signature _____



**marson
and
marson
lumber**
A division of TAL Holdings LLC

Leavenworth - Marson and Marson Lumber
A division of TAL Holdings LLC
11724 Riverbend Drive
Leavenworth, WA 98826
509-548-5829
Fax: 509-548-6372



QUOTE

1801-125642 R1 PAGE 2 OF 2

SOLD TO
JEFF STEPHENS JLS CUSTOM WOODCRAFT & CONST P.O. BOX 2234 WENATCHEE WA 98807

JOB ADDRESS
JEFF STEPHENS JLS CUSTOM WOODCRAFT & CONST P.O. BOX 2234 WENATCHEE WA 98807 670.6632

ACCOUNT	JOB
JLSC	0
CREATED ON	01/18/2018
EXPIRES ON	01/25/2018
BRANCH	1000
CUSTOMER PO#	
STATION	CS01
CASHIER	CO
SALESPERSON	
ORDER ENTRY	CO
MODIFIED BY	CO

Item	Description	D	Quantity	U/M	Price	Per	Amount
DTT2Z	DECK POST CONNECTOR DTT2Z // USE HOT DIP GALVANIZED OR STAINLESS STEEL FASTENERS ONLY //		2	EACH	8.8025	EACH	17.61
SIMPSON	SDWC15600KT STRONG DRIVE SCREW QTY. 6 SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		1	EACH	30.6714	EACH	30.67
SIMPSON	SDS25412R10 1/4" X 4-1/2" SDS SCREW QTY. 10 SPECIAL ORDER ITEM NON-RETURNABLE NON-REFUNDABLE		1	EACH	6.9429	EACH	6.94
A35	A35 FRAMING ANCHOR		1	EACH	0.4025	EACH	0.40
LU28	LU28 JOIST HANGER		20	EACH	0.7700	EACH	15.40
LUC210Z	LUC210 Z-MAX CONCEALED FLANGE // USE HOT DIP GALVANIZED OR STAINLESS STEEL FASTENERS ONLY //		1	EACH	1.8900	EACH	1.89
CONC90	PRE-MIX CONCRETE 90 LB.		43 22	BAG	5.0337	BAG	65.44
KZB14	1-1/2"X.148 HDG 250PC		4	EACH	16.2835	EACH	65.13
AT1203	1/2"X3' ALL THREAD COARSE		1	EACH	6.7900	EACH	6.79
NBS	NUTS, BOLTS, SCREWS 1/2" COARSE THREAD NUTS		2	EACH	0.2000	EACH	0.40

THANK YOU FOR THE OPPORTUNITY TO SUPPLY YOUR BUILDING MATERIAL NEEDS. THIS IS NOT A GUARANTEE TO COMPLETE THE PROJECT, ALL MATERIALS ARE TO BE VERIFIED BY THE CUSTOMER/BUILDER.	0404 8.40%	Subtotal	833.94
		Sales Tax	+ TAX
		Total	

Buyer: JEFF STEPHENS

Signature

Wenatchee Electric, LLC

Invoice

1824 Aspen Place
 Wenatchee, WA 98801
 License # WENATEL864R9

Date	Invoice #
1/25/2018	6033

Bill To
JLS Custom Construction Jeff Stephens

Project
512 King Street Wenatchee

Serviced	Description	Quantity	Amount
	Re-wiring		
	Hardware		
1/5/2018	HD44467 (ceiling pan, new work ceiling 3")	1	114.81T
1/5/2018	CD692609 (WHT 1 gang pwr box, recessed can housing)	1	155.79T
1/8/2018	PLT445950 (Remodel air-tite, DEMO 5 pack)	1	48.49T
1/8/2018	CD692674 (ROMEX 12/2 NMB w/ground, 3G screw MNT DEV BOX)	1	302.59T
1/9/2018	PLT547617 (Remodel air tite, 5/8 ICE HSA)	1	47.36T
1/9/2018	CD692712 (1G SW box w/BRKT, RND HSG, 1G old work zipbox)	1	100.09T
1/10/2018	PLT464946 (remodel air tite)	3	28.36T
1/10/2018	CD692800 (7" airtite IC, 4 gang screw)	1	49.31T
1/10/2018	CD692802 (9W LED 4" white 3000K disk)	1	18.14T
1/10/2018	CD692842 (romex NMB 6/2 with ground, 14/2 NMB W/G)	1	323.68T
1/10/2018	PLT165078 air-tite	3	28.36T
1/11/2018	CD692888 NMB10/2WG	250	174.28T
1/11/2018	CD692923 (1/2 INS bushed nip, 4in WP box w/5 1/2 hubs)	1	11.25T
1/12/2018	CD692961 3-1/2 RND BX W/EAR	6	16.66T
1/12/2018	CD692961 2G SCR MNT DEV BOX	2	6.20T
1/17/2018	CD693166 (EMT, wallcan pk10, blk flush rcpt-nema)	1	39.79T
1/17/2018	CD693220 (bath & ventilation fan, 3-1/2 RND ceil box)	1	159.96T
1/24/2018	CD693590 (cable staple, air-tite housing)	1	61.81T
	Labor		
1/8/2018	Labor Electrician	8	800.00T
1/8/2018	Labor Apprentice	8	400.00T
1/8/2018	Labor Apprentice	8	400.00T
1/9/2018	Labor Electrician	8	800.00T
1/9/2018	Labor Apprentice	8	400.00T
1/9/2018	Labor Apprentice	8	400.00T
1/10/2018	Labor Electrician	8	800.00T
1/10/2018	Labor Apprentice	8	400.00T

Subtotal

Sales Tax (8.4%)

Total

Balance Due

Payments/Credits

Wenatchee Electric, LLC

1824 Aspen Place
 Wenatchee, WA 98801
 License # WENATEL864R9

Invoice

Date	Invoice #
2/2/2018	6047

Bill To
JLS Custom Construction Jeff Stephens

Project
512 King Street Wenatchee

Serviced	Description	Quantity	Amount
	Run Stat Wire		
	Hardware	2	21.25T
2/2/2018	QO 260	1	10.63T
2/2/2018	QO 250	3	31.88T
2/2/2018	QO 230	2	21.25T
2/2/2018	QO 220	10	588.25T
2/2/2018	120 Purple	2	97.78T
2/2/2018	120 White	3	146.66T
2/2/2018	115 white	5	23.75T
2/2/2018	QO 120	1	203.44T
2/2/2018	200 AMP panel		
Subtotal			\$1,144.89
Sales Tax (8.4%)			\$96.17
Total			\$1,241.06
Balance Due			\$1,241.06
Payments/Credits	\$0.00		

Comfort Zone Heating & Air Conditioning Inc.
 323 Mountain View Pl. NW
 East Wenatchee, WA 98802
 (509) 886-8154

Invoice

DATE	INVOICE #
3/1/2018	159515

BILL TO

JLS Custom Construction
 PO Box 2234
 Wenatchee, WA 98807

QUANTITY	DESCRIPTION	Terms	PROJECT
		Due on receipt	King Street
		RATE	AMOUNT
1	Installation of a 3.5 ton modular air handler, 3.5 ton refrigeration coil, refrigeration line set and a 3.5 ton air conditioner. Installation includes all duct modification to house the new equipment, a 2" in duct easy change filter, Honeywell programmable thermostat and the addition of 5 supply air runs. Demolition and disposal of the old equipment was also included.	6,000.00	6,000.00T

Thank you!

PLEASE PAY FROM THIS INVOICE

Subtotal	\$6,000.00
Sales Tax (8.4%)	\$504.00
Total	\$6,504.00

Wenatchee Electric, LLC

Invoice

1824 Aspen Place
 Wenatchee, WA 98801
 License # WENATEL864R9

Date	Invoice #
1/8/2018	6023

Bill To
JLS Custom Construction Jeff Stephens

Paid

Project
512 King Street Wenatchee

Serviced	Description	Quantity	Amount
	Time and Material		
	Hardware		
1/2/2018	CD690986 Wht 1-gang power box	9	46.94T
1/3/2018	CD692426 (wht 1-gang pwr box, 14/2 NMB w/g)	1	736.69T
1/3/2018	CD692427 (wht 2-gang pwr box)	1	37.58T
1/4/2018	CD692520 (Economy respirator, 7in KYLS lampholder, bath& ventilation fan)	1	284.65T
1/4/2018	CD692576 (Wallean PK10, 240V 2000W WL HTR ASY)	1	334.20T
	Labor		
12/29/2017	Labor Electrician	1.5	150.00T
12/29/2017	Labor Apprentice 2	1.5	75.00T
1/2/2018	Labor Electrician	4.5	450.00T
1/2/2018	Labor Apprentice 2	4.5	225.00T
1/3/2018	Labor Electrician	8	800.00T
1/3/2018	Labor Apprentice 2	8	400.00T
1/4/2018	Labor Electrician	8	800.00T
1/4/2018	Labor Apprentice 2	8	400.00T
1/4/2018	Labor Apprentice 2	4	200.00T
1/5/2018	Labor Electrician	8	800.00T
1/5/2018	Labor Apprentice 2	8	400.00T
1/5/2018	Labor Apprentice 2	8	400.00T
Payment is Due upon receipt, Late payment may result in 2% interest per month. If non-payment occurs court and Attorney Fees will be collected in addition to Non-Payment sum. Any additional request for material, install and / or labor may appear on the bill. If Payment is not received within 15 Business Day, Wenatchee Electric Reserves the Right to Lien.			

Subtotal \$6,540.06

Sales Tax (8.4%) \$549.37

Total \$7,089.43

Balance Due \$7,089.43

Payments/Credits	\$0.00
-------------------------	--------

I.W.I. Insulation Inc.

9304 W Clearwater Dr
Suite A
Kennewick, WA 99336
IWIINI*111MU

Voice: 509-735-8411
Fax: 509-783-6600

INVOICE

Invoice Number: 103311
Invoice Date: Mar 8, 2018
Page: 1

Bill To:
JLS Custom Construction PO BOX 2234 Wenatchee, WA 98807

Ship to:
512 King Street Wenatchee, WA

Customer ID	Customer PO	Payment Terms	
JLS Custom Const.		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Foresman, Russ	Courier		4/7/18

Quantity	Item	Description	Unit Price	Amount
		Insulation Complete- Attic Blow / Exterior Walls		905.00
<i>paid 3/29/18 ✓ BCR</i>				

Subtotal	905.00
Sales Tax	76.02
Total Invoice Amount	981.02
Payment/Credit Applied	
TOTAL	981.02

Check/Credit Memo No:

Markup 135.75

Wenatchee Electric, LLC

Invoice

1824 Aspen Place
 Wenatchee, WA 98801
 License # WENATEL864R9

Date	Invoice #
3/6/2018	6088

Bill To
JLS Custom Construction Jeff Stephens

Project
512 King Street Wenatchee

Serviced	Description	Quantity	Amount
2/26/2018	Hardware		
	CD695478 (romex 12/2, drimp wireconn, cable stacker)	1	130.68T
2/27/2018	CD695517 (60A 240V 1PH Pullout, 3/4 1H cond strap, nail plate)	1	174.06T
3/1/2018	CD695668 (2" double bell CPL SCH 40, 45D PVC ELL, 90D PVC ELL)	1	84.79T
3/1/2018	CD695703 (Bare copper, oxide inhibitor)	1	211.75T
	Labor		
2/5/2018	Labor Electrician	1	100.00T
2/5/2018	Labor Apprentice	1	50.00T
2/26/2018	Labor Electrician	3.5	315.00T
2/26/2018	Labor Apprentice	6	300.00T
2/26/2018	Labor Apprentice	6	300.00T
2/28/2018	Labor Electrician	6	540.00T
2/28/2018	Labor Apprentice	6	300.00T

Handwritten: Paid 3/29/18
 ✓ 1530

Subtotal	\$2,506.28
Sales Tax (8.4%)	\$210.53
Total	\$2,716.81
Balance Due	\$2,716.81

Payments/Credits	\$0.00
-------------------------	--------

Design Hardwood Floors

100 N Kentucky Ave
East Wenatchee, Wa 98802

Invoice Date

3/16/2018

Invoice #

1364

INVOICE

Job At:

Phone # 509-662-5586 **Fax #**

Bill To:

Jeff Stephens
512 King st

PLEASE PAY THIS AMOUNT  \$5,220.00

Make checks payable to: **Design Hardwood Floors**

Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

Design Hardwood Floors

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

100 N Kentucky Ave
East Wenatchee, Wa 98802

P.O. No.	Terms	Due Date	Rep	Project
	Due on receipt	3/16/2018		
Description	Qty	Rate	Amount	
Sand and Refinish Flooring	1,333	3.50	4,665.50T	
Patch flooring	1	150.00	150.00T	
<p><i>paid ✓ 3/29/18</i> <i>1532</i></p>				
Subtotal			\$4,815.50	
Sales Tax (8.4%)			\$404.50	
Total			\$5,220.00	
Payments/Credits			\$0.00	
Balance Due			\$5,220.00	

THERE WILL BE A \$15 CHARGE FOR ALL RETURNED CHECKS
10% INTEREST WILL BE ASSESSED ON ALL UNPAID BALANCES
AFTER 90 DAYS

Billing Inquiries? Call 509-662-5586

Dean Plumbing inc.
 6033 Pioneer Dr.
 Cashmere, WA 98815

Invoice

Date	Invoice #
3/27/2018	869

Bill To
JLS Custom construction

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/27/2018			
Quantity	Item Code	Description			Price Each	Amount
1	Fixture	Master shower-Drain and valve			800.00	800.00T
		King St 0405 Wenatchee City and WA State Sales Taxes			8.40%	67.20
<p><i>paid 3/29/18 ✓ 1528</i></p>						
Total						\$867.20

Final Details for Order #112-8900769-9353866

[Print this page for your records.](#)

Order Placed: February 14, 2018

Amazon.com order number: 112-8900769-9353866

Order Total: \$188.78

Shipped on February 15, 2018

Items Ordered

Price

1 of: *Kingston Brass KS1273ALBS Heritage Kitchen Faucet with Brass Sprayer, 8-3/4-Inch, Vintage Brass* \$187.99
 Sold by: Amazon.com Services, Inc

Condition: New

Shipping Address:

Amy Florer
 705 RIVERSIDE DR UNIT J211
 WENATCHEE, WA [98801-3357](#)
 United States

Shipping Speed:

FREE Shipping

Item(s) Subtotal: \$187.99
 Shipping & Handling: \$11.63
 Free Shipping: -\$11.63

Total before tax: \$187.99
 Sales Tax: \$15.79
 Gift Card Amount: -\$15.00

Total for This Shipment: \$188.78**Total paid by Gift Card: -\$15.00**

Payment information

Payment Method:

Visa | Last digits: 5437
 Gift Card

Billing address

Amy Florer
 705 RIVERSIDE DR UNIT J211
 WENATCHEE, WA [98801-3357](#)
 United States

Item(s) Subtotal: \$187.99
 Shipping & Handling: \$11.63
 Free Shipping: -\$11.63

 Total before tax: \$187.99
 Estimated tax to be collected: \$15.79
 Gift Card Amount: -\$15.00

Grand Total: \$188.78

Credit Card transactions

Visa ending in 5437: February 15, 2018: \$188.78

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

Final Details for Order #111-7125622-8178639

Print this page for your records.

Order Placed: May 18, 2018

Amazon.com order number: 111-7125622-8178639

Order Total: \$14.08

Shipped on May 18, 2018

Items Ordered	Price
1 of: <i>Blumoon</i> 10 Pcs - Antique Brass Jewelry Box Drawer Cabinet Cupboard Door Window Handle Pull Knob 25mmx19mm Bronze Sold by: blumoon (seller profile)	\$12.99
Condition: New	

Shipping Address: Amy Florer 512 KING ST WENATCHEE, WA 98801-2848 United States	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 ----- Total before tax: \$12.99 Sales Tax: \$1.09 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$14.08 -----

Payment information

Payment Method: Visa Last digits: 5437	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 -----
Billing address Amy Florer 512 KING ST WENATCHEE, WA 98801-2848 United States	Total before tax: \$12.99 Estimated tax to be collected: \$1.09 -----
Credit Card transactions	Grand Total: \$14.08
	Visa ending in 5437: May 18, 2018: \$14.08

To view the status of your order, return to [Order Summary](#).

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Ship To:

Amy Florer
512 KING ST
WENATCHEE, WA 98801-2848

Order ID: 111-9352116-5872200

Thank you for buying from Globalfloorsupply on Amazon Marketplace.

Shipping Address: Amy Florer 512 KING ST WENATCHEE, WA 98801-2848	Order Date: Mon, Apr 30, 2018	Shipping Service: Expedited
	Buyer Name: Amy Florer	
	Seller Name: Globalfloorsupply	

Quantity	Product Details	Unit price	Order Totals	
1	Bona ClassicSeal (Formerly BonaSeal)1GALLON SKU: A7-3ZC8-0FXF ASIN: B0083HXBGC Condition: New Listing ID: 0425U0GAB78 Order Item ID: 66115244632706	\$55.79	Item subtotal	\$55.79
			Shipping total	\$17.76
			Tax	\$6.18
			Item total	\$79.73

Grand total: \$79.73

Returning your item:

Go to "Your Account" on Amazon.com, click "Your Orders" and then click the "seller profile" link for this order to get information about the return and refund policies that apply.

Visit <https://www.amazon.com/returns> to print a return shipping label. Please have your order ID ready.

Thanks for buying on Amazon Marketplace. To provide feedback for the seller please visit www.amazon.com/feedback. To contact the seller, go to Your Orders in Your Account. Click the seller's name under the appropriate product. Then, in the "Further Information" section, click "Contact the Seller."



Ballard Reuse

Seattle, WA 98107
(206) 297-9119
www.ballardreuse.com

Mar 21
11:33 PM
Pa

Author:
Receipt At w

Visa 37

AID A0 00 00

\$60.00

Total
Sales Tax

\$60.00

Total

\$66.00

Amount

\$66.06

Return P
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return

Days

of 2011



Invoice EST0123

NAME Amy Florer
 ADDRESS 512 King st
 Wenatchee WA 98801
 PHONE 501-733-8058
 EMAIL amyeflorer@gmail.com
 DATE August 12, 2018
 DUE Due on receipt

Chim Chimney Sweeps LLC
 Business #: CHIMCCS840KD
 Po Box 5069
 Wenatchee WA 98807
 (509) 667-1400
 chimchimneysweeps.llc@gmail.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
Crown 16x16	\$550.00		\$550.00
Crown 24"x42"	\$750.00	1	\$750.00
Tuck point <i>Remove and replace mortar joints on top sections of chimney.</i>	\$875.00		\$875.00
SUBTOTAL			\$2,175.00
TAX (8.2%)			\$178.35
TOTAL			\$2,353.35
PAID			\$1,200.00
DUE			\$1,153.35

Curtis Tile and Stone Inc. 2018

1422 North Miller Street Bldg#5
 Wenatchee, WA 98801
 509-667-9029

Invoice

Date	Invoice #
3/22/2018	1190

PAID
03/22/2018

Bill To
Amy Flore

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/22/2018			

Quantity	Item Code	Description	Price Each	Amount
1	Granite/Quartz	50% deposit on Misterio Quartz pieces for shower Sales Tax	199.88 8.40%	199.88 16.79
Total				\$216.67

Curtis Tile and Stone Inc. 2018
1422 North Miller Street Bldg#5
Wenatchee, WA 98801
509-667-9029

03/22/2018

SALE

Total: \$216.67

Visa

xxxxxxxxxxxx5437

Exp. Date: xx / xx
Entry Mode: Swiped
Name: Florer, Amy

Auth. Code: 06109I
Trans. ID: PG0146888507
Terminal ID: -

QuickBooks Trans. No:
Merchant No.: 5247719978792308
AID -

Thank you for your business

CUSTOMER COPY

Curtis Tile and Stone Inc. 2018
 1422 North Miller Street Bldg#5
 Wenatchee, WA 98801
 509-667-9029

Invoice

Date	Invoice #
4/4/2018	1202

PAID
04/04/2018

Bill To
Amy Flore

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/4/2018			

Quantity	Item Code	Description	Price Each	Amount
7	Schluter	A80 White PVC Jolly 8' 2" sticks	17.00	119.00
		Sales Tax	8.40%	10.00
Total				\$129.00

Curtis Tile and Stone Inc. 2018
1422 North Miller Street Bldg#5
Wenatchee, WA 98801
509-667-9029

04/04/2018

SALE

Total: \$129.00

Visa
xxxxxxxxxxxx5437

Exp. Date: xx / xx
Entry Mode: Swiped
Name: Florer, Amy
Auth. Code: 093761
Trans. ID: PI0154202253
Terminal ID: -

QuickBooks Trans. No:
Merchant No.: 5247719978792308
AID

Thank you for your business

CUSTOMER COPY

Curtis Tile and Stone Inc. 2018

1422 North Miller Street Bldg#5
 Wenatchee, WA 98801
 509-667-9029

Invoice

Date	Invoice #
4/9/2018	1204

PAID
04/09/2018

Bill To
Amy Flore

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/9/2018			

Quantity	Item Code	Description	Price Each	Amount
3	Grout	Power Grout 25lb Color Mist	60.00	180.00
1	Granite/Quartz	100% silicone Mist	15.00	15.00
		Sales Tax	8.40%	16.38

Total \$211.38

Curtis Tile and Stone Inc. 2018
1422 North Miller Street Bldg#5
Wenatchee, WA 98801
509-667-9029

04/09/2018

SALE

Total: \$211.38

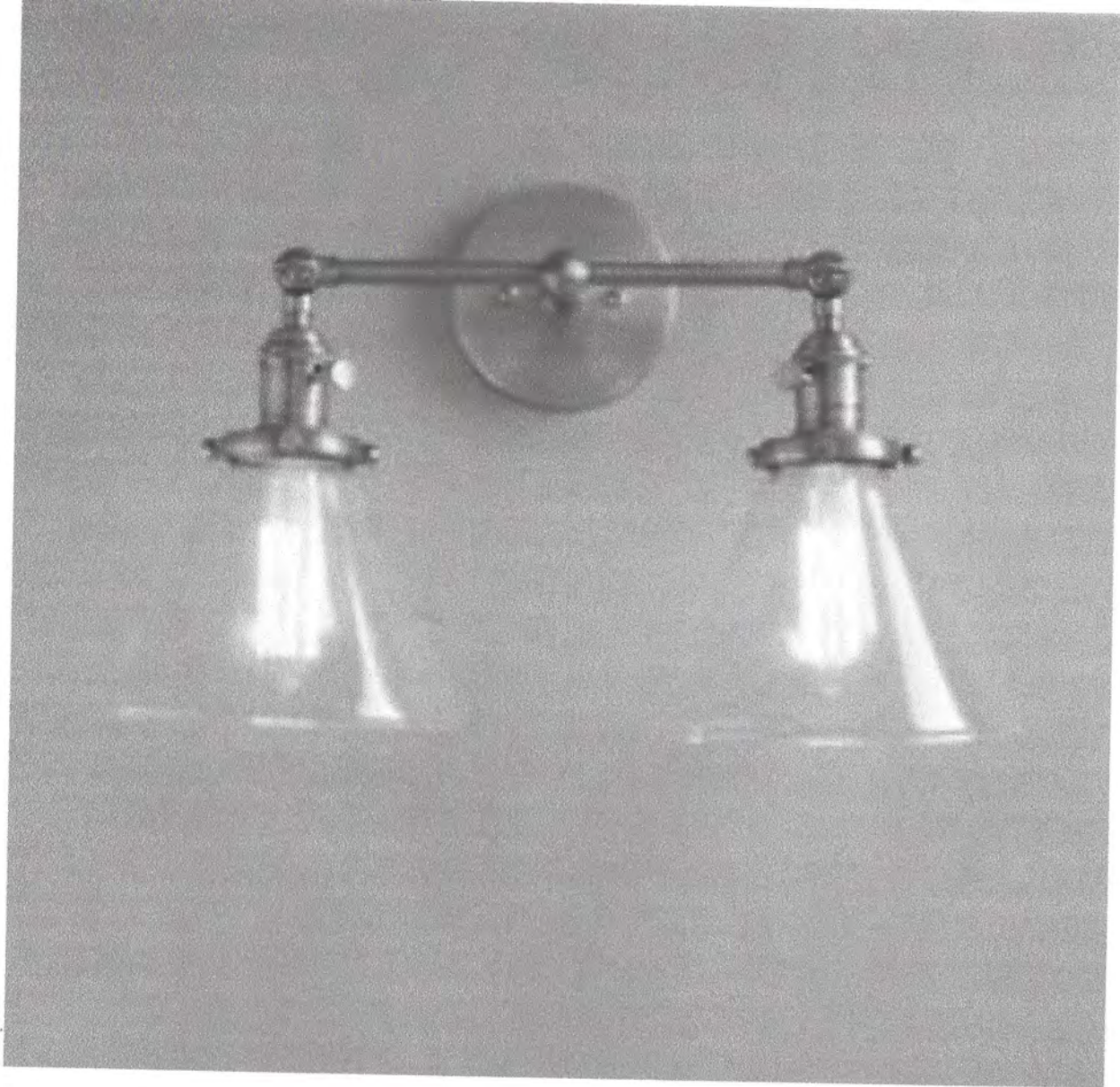
Visa
xxxxxxxxxxxx5437

Exp. Date: xx / xx
Entry Mode: Swiped
Name: Florer, Amy
Auth. Code: 093581
Trans. ID: PI0155129202
Terminal ID: -

QuickBooks Trans. No:
Merchant No.: 5247719978792308
AID -

Thank you for your business

CUSTOMER COPY



7.2" Retro Sconce Wall Light Dual
Double Shades...

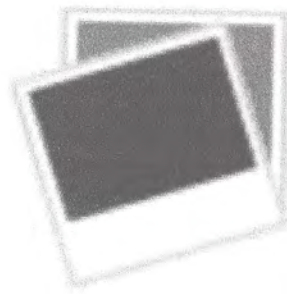
Finish: Antique Brass

Item ID: 122892880511

Quantity: 3

Estimated delivery: Tue. Jan. 23 - Wed. Jan. 24

Paid: \$200.97 with Credit card



Antiqued Brass Funnel Wallmount
Wall Lamp w/Lon...

Item ID: 312007120442

Quantity: 2

Estimated delivery: Fri. Jan. 26

Paid: \$75.22 with Credit card
