

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
June 7, 2023

AGENDA

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

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of May 3, 2023
 - B. Open Public Meetings Act

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

Comment for any matters not identified on the agenda.

- IV. **OLD BUSINESS**

None

- V. **NEW BUSINESS**
 - A. Review of Parliamentary Procedure – staff presentation (30 minutes)
 - B. Workshop – Fuller-Quigg Façade Updates (30 minutes)

- VI. **OTHER**

- VII. **ADJOURNMENT**

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 98368#. If you have questions about participating in the meeting, please contact Kirsten Larsen, Senior Planner, at klarsen@wenatcheewa.gov or (509) 888-3249.

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

The meeting was called to order at 5:30 p.m. with the following members in attendance: Heather Ostenson, Mark Seman, Darlene Baker, Bob Culp and Jon Campbell. City Planning staff was represented by Stephen Neuenschwander, Planning Manager; Kirsten Larsen, Senior Planner.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of April 5, 2023.

Board member Mark Seman moved to approve the minutes as amended from the regular meeting of April 5, 2023. Board member Jon Campbell seconded the motion. The motion carried.

B. Board Member application review for Blythe Kelly

Stephen Neuenschwander, Planning Manager, presented an overview of the new application process.

Board member Jon Campbell moved to recommend Blythe Kelly to the Historic Preservation Board. Darlene Baker seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. NEW BUSINESS

A. Kirsten Larsen, Senior Planner, gave a presentation on the Wenatchee Historic Preservation Program Basics.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:35 p.m.

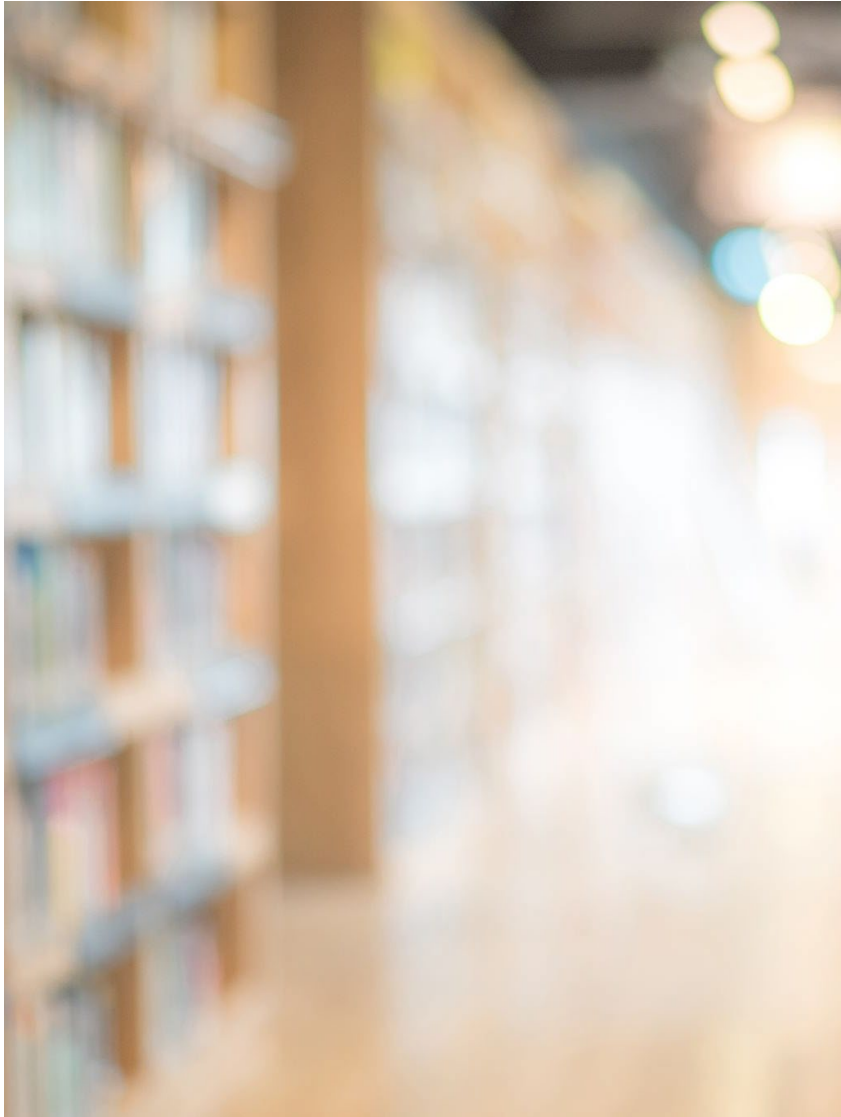
Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Eva Osburn, Administrative Assistant



Review of Parliamentary Procedure

HISTORIC PRESERVATION BOARD MEETING, JUNE 7,
2023

PRESENTED BY KIRSTEN LARSEN, AICP, SENIOR
PLANNER



Topic Overview

Board Rules and Procedures

Parliamentary procedure -Robert's Rules of Order

Regular order of business

Types of motions

Making a motion

Options after a motion is made

Voting on a motion

Questions and discussion



Board procedures for conducting meetings

All meetings of the board are open to the public and noticed in accordance with the Open Public Meetings Act

Regular order of business for meetings:

- Conducted under Robert's Rules of Order except where it contradicts with the bylaws or other special rules adopted by the board
- All items are decided by simple majority vote except amendments to the bylaws which require a vote of two-thirds of the membership
- Four members or 51 percent of non-vacant membership constitutes a quorum



Parliamentary procedure


Follow Robert's Rule of Order – [cheat sheet](#)

- Set of rules for conduct at meeting
- The Board's Rule and Procedures establishes these rules and relies on Robert's Rule of Order

Making and Amending a Motion - videos

- [The Basics of Making a Motion](#)
- [Amending a Motion](#)

Regular order of business

-  Chair introduces the application
-  Staff presents report
-  The applicant or agent presents statements on application
-  Comments by public
-  Rebuttal by concerned parties
-  Deliberation by Board
-  Motion for action
-  Vote

Types of motions

A motion is a proposal that members take action on an application or stand on an issue



There are four basic types of motions:

1. **Main Motions:** The purpose of a main motion is to introduce items to the membership for their consideration. They cannot be made when any other motion is on the floor, and yield to privileged, subsidiary, and incidental motions.

2. **Subsidiary Motions:** Their purpose is to change or affect how a main motion is handled and is voted on before a main motion.

3. **Privileged Motions:** Their purpose is to introduce items that are urgent about special or important matters unrelated to pending business.

4. **Incidental Motions:** Their purpose is to provide a means of questioning procedure concerning other motions and must be considered before the other motion.

Making a motion

Obtaining the floor:

Wait until the previous speaker has finished.
Raise your hand and/or address the Chair by saying, "Mr. Chair or Madam Chair."
Wait until the Chair recognizes you.



Make your motion:

Speak in a clear and concise manner.
Always state a motion affirmatively. Say, "I move that we..." rather than, "I move that we do not...".
Avoid personalities and stay on your subject.



What to do/can you do once a motion is made?

Wait for someone to second your motion or the Chair to call for a second.

- If there is no second to your motion, it is lost and may not move forward.

If there is a second, the Chair states your motion.

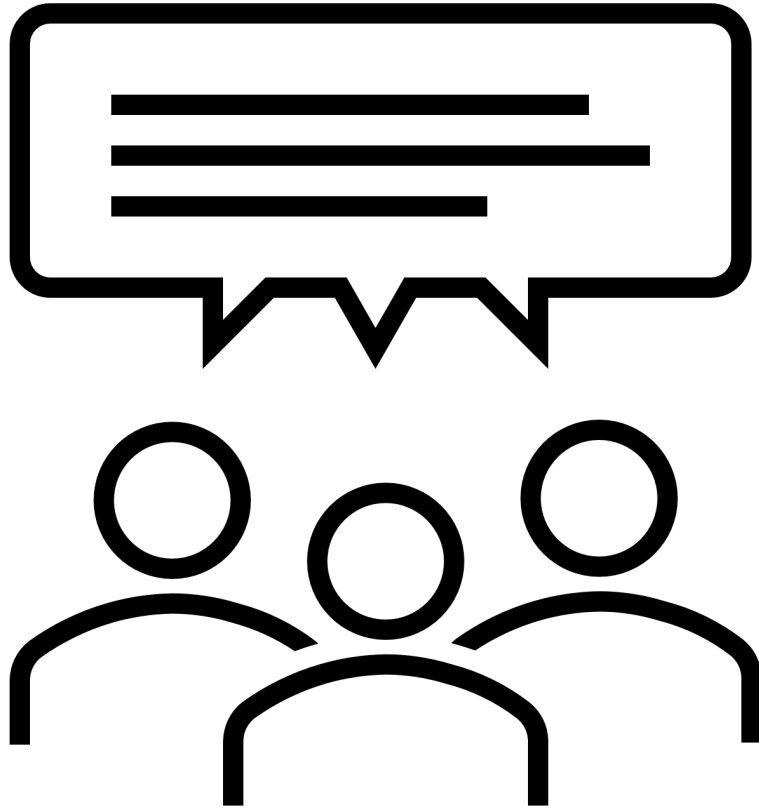
- a. The Chair will say, "it has been moved and seconded that we..." thus placing your motion before the membership for consideration and action.
- b. The members then either debate your motion, or may move directly to a vote.
- c. Once your motion is presented to the members by the Chair it becomes "commission property", and cannot be changed by you without the consent of the members.

Expanding on your motion:

- a. The time for you to speak in favor of your motion is at this point in time, rather than at the time you present it.
- b. The mover is always permitted to speak first.
- c. All comments and debate must be directed to the Chair.
- d. Keep to the time limit for speaking if one has been established.
- e. The mover may speak again only after other speakers are finished, unless called upon by the Chair.

Putting the question to the members:

- a. The Chair asks, "Are you ready to vote on the question?".
- b. If there is no more discussion, a vote is taken.



Voting on a motion

By voice — The Chair asks those in favor to say, "aye", those opposed to say "no". Any member may move for an exact count.

PARLIAMENTARY PROCEDURE AT A GLANCE

To Do This: (See Note 1)	You Say This:	May You Interrupt the Speaker?	Must You Be Seconded?	Is the Motion Debatable?	Is The Motion Amendable?	What Vote is Required?
Adjourn the meeting (before all business is complete)	"I move that we adjourn."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Majority vote
Recess the meeting	"I move that we recess until..."	May interrupt speaker	Must be seconded	Not debatable	Amendable	Majority vote
Complain about noise, room temperature, etc.	"Point of privilege."	May interrupt speaker	No second needed	Not debatable (See Note 2)	Not amendable	None (See Note 3)
Suspend further consideration of something	"I move we table it."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Majority vote
End debate	"I move the previous question."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Two-thirds vote
Postpone consideration of something	"I move we postpone this matter until..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote
Have something studied further	"I move we refer this matter to a committee."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote
Amend a motion	"I move that this motion be amended by..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote
Introduce business (a primary motion)	"I move that..."	May not interrupt speaker	Must be seconded	Debatable	Amendable	Majority vote

Object to procedure or to a personal affront (See Note 4)	"Point of order."	May interrupt speaker	No second needed	Not debatable	Not amendable	None (See Note 3)
Request information	"Point of information."	If urgent, may interrupt speaker	No second needed	Not debatable	Not amendable	None
Ask for a vote by actual count to verify a voice count	"I call for a division of the house."	May not interrupt speaker (Note 5)	No second needed	Not debatable	Not amendable	None unless someone objects (See Note 6)
Object to considering some undiplomatic or improper matter	"I object to consideration of this question."	May interrupt speaker	No second needed	Not debatable	Not amendable	Two-thirds vote required
Take up a matter previously tabled	"I move we take from the table..."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Majority required
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	May interrupt speaker	Must be seconded	Debatable if original motion is debatable	Not amendable	Majority required
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	May not interrupt speaker	Must be seconded	Not debatable	Not amendable	Two-thirds vote required
Vote on a ruling by the Chair	"I appeal the Chair's decision."	May interrupt speaker	Must be seconded	Debatable	Not amendable	Majority in the negative required to reverse chair's decision

Notes:

1. These motions or points are listed in established order of precedence. When anyone of them is pending, you may not introduce another that's listed below it. But you may introduce another that's listed above it.
2. In this case, any resulting motion is debatable.
3. Chair decides.
4. The remaining list of motions, points and proposals have no established order of precedence. Any of them may be introduced at any time except when the meeting is considering one of the top three matters listed in the chart (motion to adjourn, motion to recess, point of privilege).
5. But division must be called for before another motion is started.
6. Then majority vote is required.



Questions/discuss topic

Source: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dahp.wa.gov/sites/default/files/For%20the%20Record The%20NAP C%20Short%20Guide%20to%20Parliamentary%20Procedure_0.pdf](chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://dahp.wa.gov/sites/default/files/For%20the%20Record%20The%20NAP%20Short%20Guide%20to%20Parliamentary%20Procedure_0.pdf)



**City of
Wenatchee**

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

City Hall
301 Yakima Street, Suite 100
Wenatchee, WA 98801

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MEMORANDUM

TO: Wenatchee Historic Preservation Board
FROM: Kirsten Larsen, Senior Planner
RE: Workshop discussion for Fuller-Quigg Façade Update
DATE: 5/31/2023

A workshop has been requested with the Historic Preservation Board to review potential façade updates to the Fuller-Quigg Building. This building is individually listed on the Wenatchee Register of Historic Places and will require a Certificate of Appropriateness for any modifications to the building. In advance of applying for the Certificate of Appropriateness the architecture firm preparing the drawings has been in contact with staff to discuss potential ideas to update the façade.

The purpose of the workshop will be to review the proposed façade updates consistent with the Secretary of Interior Standards to provide feedback and direction to the project architect as they work with the owner. I have attached the nomination form for the building and the Secretary of Interior Standards for the board to review in advance of the meeting. Staff will provide a brief presentation to the board and the architect will be available to talk about the project and answer any questions.

ATTACHMENTS

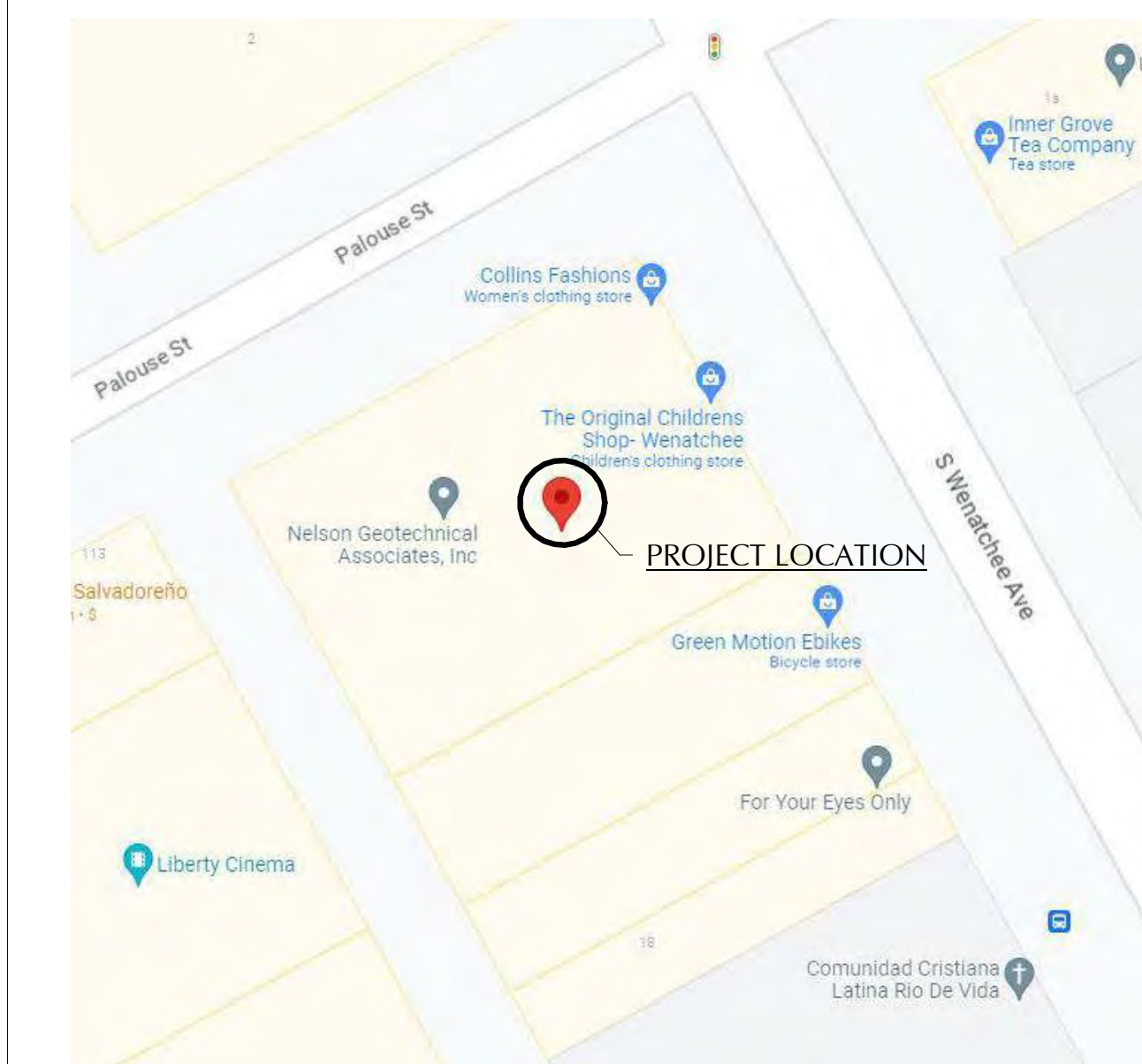
- A. Concept drawings
- B. Historic Inventory Materials
- C. Secretary of Interior Standards
- D. Preservation Brief #14

ABBREVIATIONS	
AB	ANCHOR BOLT
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
®	AT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
CIP	CAST IN PLACE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DN	DOWN
DS	DOWN SPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EXT	EXTERIOR
EQ	EQUAL
EQUIP	EQUIPMENT
FA	FIRE ALARM
FIN	FINISH
FE	FIRE EXTINGUISHER
FD	FLOOR DRAIN
FF	FINISH FLOOR
FLR	FLOOR
FND	FOUNDATION
FT	FOOT/FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAS	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIX	MISCELLANEOUS
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
(N)	NEW
NC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OF	OVER
OC	ON CENTER
OFI	OWNER FURNISH, CONTRACTOR INSTALL
OFIS	OWNER FURNISH, OWNER INSTALL
OPNG	OPENING
OPP	OPPOSITE
(P)	PROPOSED
PB	PARTICLE BOARD
PC	PRECAST
PIP	POURED IN PLACE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT
PTD	PAINTED
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REIN	REINFORCED
REQD	REQUIRED
RM	ROOM
RO	ROUGH OPENING
SHT	SHEET
SIM	SIMILAR
SOB	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SS	STAINLESS STEEL
T	TREAD
TEL	TELEPHONE
T&G	TONGUE & GROOVE
TI	TENANT IMPROVEMENT
TO	TOP OF
TOP	TOP OF PLATE
TOR	TOP OF ROOF
TOS	TOP OF SLAB
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOF

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING 2018 INTERNATIONAL BUILDING CODE (2018 IBC), 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC), 2018 IFC, 2018 IMC, 2018 UPC, 2020 NEC, 2018 WSEC, 2018 IRC AND ANY ADDITIONAL LOCAL BUILDING CODES AND CODE AMENDMENTS; THE MORE STRINGENT IS TO GOVERN; DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT THE INTENT OF THE DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND A RESOLUTION OBTAINED BEFORE PROCEEDING.
- THE ARCHITECT SHALL BE INFORMED IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THE SITE CONDITIONS.
- THE TERM "FINISHED FLOOR" (FIN. FLR. OR F.F) REFERS TO THE TOP OF FINISHED SLAB WHERE CONCRETE FLOORS OCCUR.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE / MASONRY / SHEATHING OR REFERENCED FROM GRIDLINES UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO THE FACE OF FRAMING OR FACE OF MASONRY, UNLESS INDICATED AS A CENTERLINE OR SPECIFICALLY NOTED OTHERWISE. CLEAR DIMENSIONS SHALL BE FROM FINISH TO FINISH.
- NOTATIONS OR DETAILS KEYED TO VARIOUS DRAWING SYMBOLS, PATTERNS, ETC. SHALL APPLY TYPICALLY TO ALL SIMILARLY INDICATED ITEMS, LOCATIONS, OR CONDITIONS NOT OTHERWISE KEYED.
- PRESERVE AND PROTECT EXISTING UTILITIES AND BUILDING COMPONENTS WHICH MAY BE PRESENT AND ARE NOT SCHEDULED OR REQUIRED TO BE CHANGED OR REMOVED.
- ADJUST NEW CONSTRUCTION TO ALIGN WITH EXISTING CONSTRUCTION SUCH THAT FINISHES MAY BE APPLIED ALONG STRAIGHT AND TRUE LINES, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL REFERENCES TO NORTH, SOUTH, EAST, AND WEST SHALL BE BASED UPON "PROJECT NORTH" AS SHOWN IN THE DRAWINGS.
- TYPICAL WALL CORNERS ARE 90 DEGREES, UNLESS OTHERWISE NOTED IN DRAWING SET.

VICINITY MAP



130 Palouse St
Wenatchee, WA 98801

TRUE NORTH
NTS

PROJECT NARRATIVE

THIS PROJECT IS A FACADE UPDATE WITH A SMALL REMODEL OF THE BUSINESS LOCATED AT THE CORNER OF PALOUSE ST AND S. WENATCHEE AVE. THE FACADE UPDATE INCLUDES THE INCORPORATION OF A BRICK VENEER, NEW AWNINGS, UPPER WINDOWS AND FRESH PAINT.

PROJECT TEAM

OWNER/DEVELOPER	Todd Kiesz PO BOX 4666 Wenatchee, WA 98807 PHONE: 509-662-3685 EMAIL: toddk@jdsalaw.com
OWNER'S REP/ PROJECT MANAGER	N/A
ARCHITECT	Ellyn Freed FORTE ARCHITECTS, INC. Wenatchee, WA 98801 PHONE: 509-293-5566 EMAIL: ellyn@fortearchitects.com
STRUCTURAL ENGINEER	N/A
CIVIL ENGINEER	N/A
MECHANICAL ENGINEER	N/A
ELECTRICAL ENGINEER	N/A
SURVEYOR	N/A
LANDSCAPE ARCHITECT	N/A
GENERAL CONTRACTOR	TBD
GC'S PROJECT MANAGER	N/A

ZONING

ZONING JURISDICTION:	Chelan County Per City of Wenatchee	SETBACKS	PER CODE SECTION: 10.46.040
TAX PARCEL:	222003590638	STREET SIDE:	0'-0" - 10'-0"
LEGAL DESCRIPTION:	GREAT NORTHERN AMENDED BLOCK 13 LOT 1-3 & N1/2 LOT 4 0.2400 ACRES	SIDEWALK WIDTH:	12'-0"
ZONE	(CBD) Central Business District	REAR YARD:	0'
SITE AREA	0.2400 ACRES / 10454 SF	SIDE:	0'
MAX ALLOWABLE COVERAGE	100.00%		
MAX ALLOWABLE HEIGHT	90'-0"		

SITE

PROPOSED PROJECT SITE COVERAGE:

Building Site Footprint:	Main Floor Level = 10,035 SF
	Second Floor Level = 10,035 SF
	Total = 10,035 SF
Building Site Coverage:	10,035 / 10,454 = 96%
Impervious Surface Coverage(IS):	= 10,454 SF
	10,035 (Structure) + 419 (Site Elements)
IS Coverage:	10,454 / 10,454 = 100%

DESIGN CRITERIA:

Reference Code(s)	IBC 2018, WSEC 2018, IFC 2018, 2018 IRC City of Wenatchee Municipal Code
Design Roof Snow Load:	40 PSF
Wind Design Data:	85 MPH
Seismic Design Category:	D
Freeze Depth:	18"

PARKING:

Per City of Wenatchee 10.24.050: Off-Street Parking. Off-street parking shall be exempt for all buildings in existence on or before January 15, 2018.

BUILDING

BUILDING DATA:

Occupancy Group(s):	B
Construction Type(s):	III-B
Sprinkler System:	N/A
Basic Allowable Area:	5,000 SF
- Increases for Frontage:	N/A
Building Max Height:	45'-8"
(Averaged See 1/A3.1)	

ENERGY

ENERGY DATA:	WSEC ENERGY CREDIT REQUIREMENTS:	ADDITIONAL MECHANICAL REQUIREMENTS	ADDITIONAL PLUMBING REQUIREMENTS
Climate Zone: 5B	N/A	N/A	N/A
Energy Code Analysis Method: Prescriptive			
Space Heat Type: Electric			
Roof: EXISTING			
Opaque Walls: R-21, INT.			
Below Grade (Fnd'tn.) Walls: R-10 for 24" Below			
Floor Over Uncond. Space: R-30			
SHCC: TBD			
Doors: U-0.37			
Windows: TBD			
Slab on Grade: EXISTING			
Glazing (0-20%): TBD			
		PLUMBING FIXTURES COUNTS:	N/A

ARCHITECTURAL SYMBOLS

--- B ---	GRID LINE	--- ○ ---	PROPERTY LINE/CORNERS
--- LEVEL ---	FINISH FLOOR	--- ○ ---	EXISTING POINT ELEVATION
ELEV. HEIGHT	or Building Level Line	--- ○ ---	(To Remain)
[]	DETAIL/ CALLOUT KEY	--- ○ ---	FINISH POINT ELEVATION
(With Sheet Number)		--- ○ ---	
--- 1 ---	WALL SECTION KEY	--- ○ ---	UTILITY LINES:
(With Sheet Number)		--- ○ ---	NATURAL GAS
--- 1 ---	BUILDING SECTION KEY	--- ○ ---	--- NG ---
(With Sheet Number)		--- ○ ---	WATER
--- 4 ---	INTERIOR ELEVATION KEY	--- ○ ---	--- W ---
(Elevation Number w/ Sheet Number)		--- ○ ---	OVERHEAD ELECTRICAL
--- A3.1 ---	EXTERIOR ELEVATION KEY	--- ○ ---	--- OHE ---
		--- ○ ---	SANITARY SEWER
--- ○ ---	KEY NOTE	--- ○ ---	--- S ---
--- P1 ---	PARTITION (P1) & WALL (W1)	--- ○ ---	STORM DRAIN
--- X ---	CABINET KEY	--- ○ ---	--- SD ---
--- 101 ---	DOOR NUMBER	--- ○ ---	UNDERGROUND COMM.
--- X ---	WINDOW NUMBER KEY	--- ○ ---	--- T ---
--- ○ ---	DRAWING TITLE	--- ○ ---	FENCE
--- 1 ---	NUMERIC SCALE	--- ○ ---	--- X ---
TRUE PROJECT NORTH		--- ○ ---	CENTER LINE
		--- ○ ---	--- --- ---

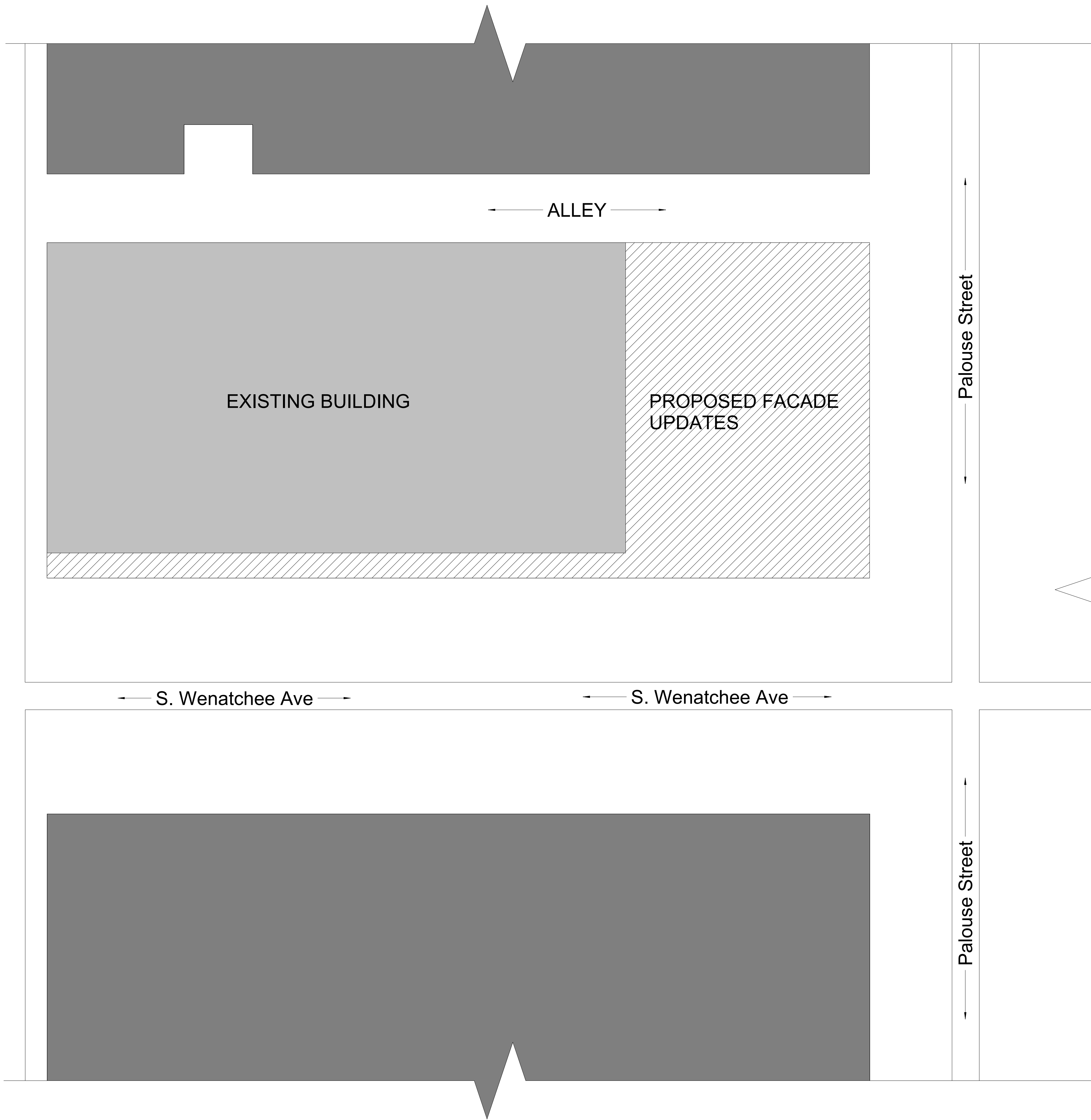
Todd Kiesz
Fuller-Quigg Facade Updates
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Wenatchee, WA 98801



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WEBSITE: www.fortearchitects.com
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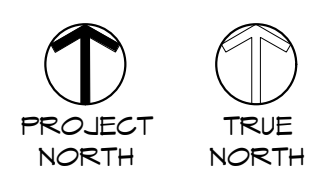
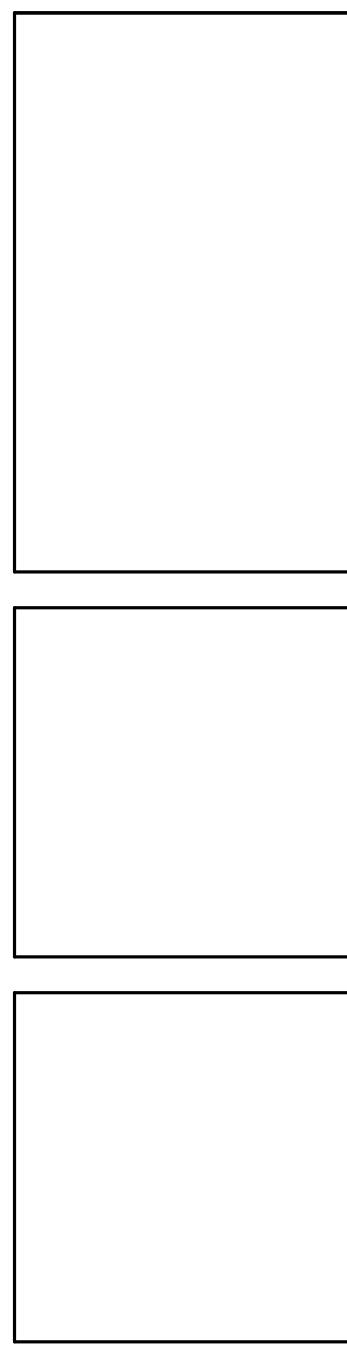
Revisions		
Date	No.	Description

JOB NO. 2265
GENERAL NOTES
A0.2



SITE NOTES:

1. LOCATION: 222003590638 - GREAT NORTHERN AMENDED BLOCK 13 LOT 1-3 & N1/2 LOT 4 0.2400 ACRES
2. PROPERTY SUBJECT TO AFN #'s: 2501633, 2455195, 2178952, 67289



1 **SITE**
SCALE: 1" = 20'-0"

FORTE ARCHITECTS
 Todd Kiesz
 Fuller-Quigg Facade Updates
 130 Palouse St
 Wenatchee, WA 98801



ADDRESS: 240 North Wenatchee Ave
Wenatchee, WA 98801

PHONE: (509) 293-5566

WEBSITE: www.fortearchitects.com

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Revisions		
Date	No.	Description

JOB NO. 2265
DATE 6-7-23
DRAWN BY kv
CHECK BY lf
DWG. ID SITE PLAN

A1.1

RESTORATIONS TO BRING A COHESIVE OVERALL DESIGN



ORIGINALLY THE CORNER OF SOUTH WENATCHEE AVE AND PALOUSE STREET EMBODIED A MONUMENTAL STREET CORNER THAT OVER THE YEARS HAS BEEN BUILT TO RECESS MORE INTO THE BUILDING. THE FACADE UPDATES WOULD INCLUDE RESTORING THE CORNER BACK TO ITS ORIGINAL STATE BY REVEALING THE STRUCTURAL COMPONENTS, AND INCORPORATING UPPER WINDOWS AND MATCHING AWNINGS TO PROVIDE MORE DESIGN CONNECTIONS BETWEEN SOUTH WENATCHEE AVE AND PALOUSE STREET.



THE ENTRANCE OF FULLER-QUIGG ON PALOUSE STREET HAS BECOME LESS APPARENT TO THE PUBLIC AS IT DOES NOT PROVIDE SUBSTANTIAL STREET PRESENCE FOR THOSE NEEDING TO ACCESS THE SECOND LEVEL OF THE BUILDING. THE PROPOSED FACADE UPDATES WOULD INCLUDE SUBSTANTIAL SIGNAGE, SCONCES AND A NEW AWNING THAT WOULD TIE INTO THE ORIGINAL ART DECO DESIGN.



THE BUILDINGS ORIGINAL WINDOW ANCON BRACKETS HAVE BECOME WEATHERED OVER TIME, RESULTING IN A LESS VISIBLE ATTRIBUTE OF DESIGN. FOR THE FACADE UPDATES IT IS BEING PROPOSED THAT THE ORIGINAL WINDOW PEDIMENTS AND SILLS RECEIVE A FRESH COAT OF PAINT TO MATCH THE OTHER DESIGN ELEMENTS OF THE BUILDING.

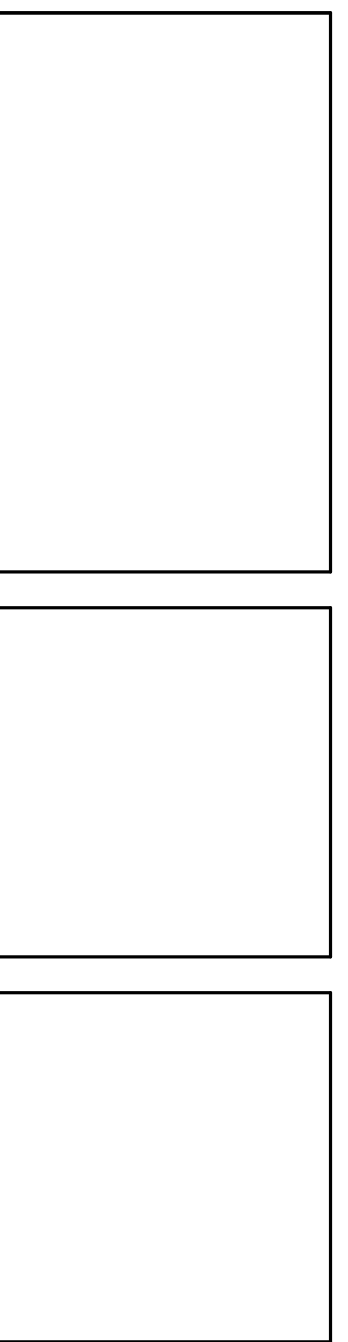


WITH THE INCORPORATION OF A BRICK VENEER MATCHING THE EXISTING BUILDING, UPPER FACADE WINDOWS, A FRESH COAT OF PAINT, NEW AWNINGS AND A RECONFIGURE OF THE CORNER ENTRANCE, THE FULLER-QUIGG BUILDING WILL CONTINUE TO BE ONE OF THE MOST ICONIC BUILDINGS IN DOWNTOWN WENATCHEE.

REQUIRED MATERIAL REPAIRS

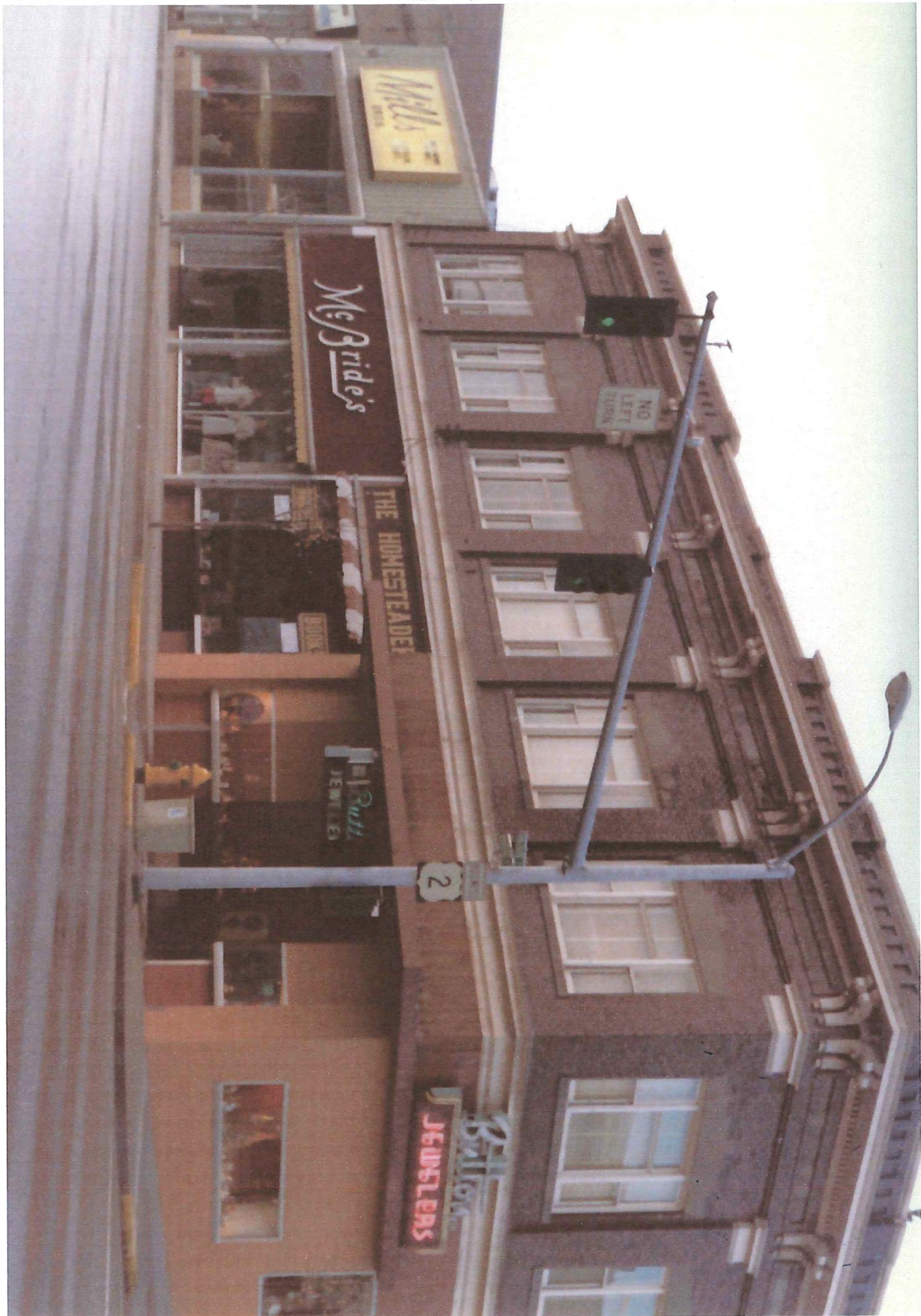


YEARS OF WEATHERING HAS CREATED THE TILE TO BECOME DAMAGED BEYOND REPAIR AND WILL REQUIRE REPLACEMENT TILE. WHILE THE ORIGINAL BRICK IS BENEATH THE PEACH COLORED TILE THAT IS CURRENTLY INSTALLED, THERE IS NO POSSIBLE WAY TO RESTORE THE ORIGINAL BRICK WITHOUT DAMAGING ITS INTEGRITY. BEING PROPOSED WOULD BE A THIN BRICK VENEER THAT COULD REPLICATE THE BUILDINGS ORIGINAL BRICK.

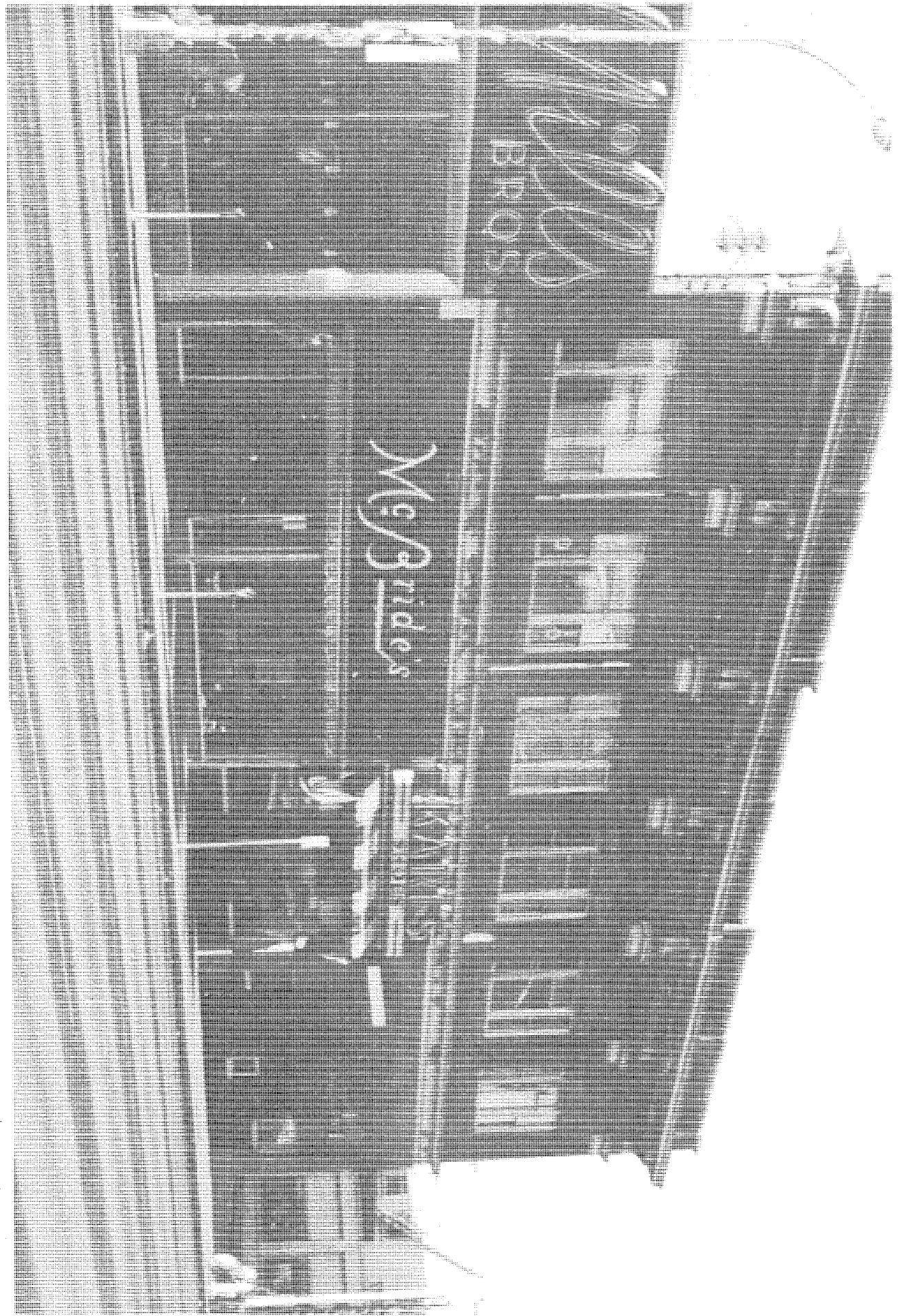


Revisions		
Date	No.	Description

JOB NO. 2265
 DATE 6-7-23
 DRAWN BY kv
 CHECK BY lf
 DWG ID: c of a info



Attachment B



McGrider
Bros

McGrider's

McGrider's

McGrider Bros - 548





Historic Property
Inventory Report for

Fuller Quigg Bldg.

at 2 - 6 S. Wenatchee Ave., 103 Palouse, Wenatchee, WA 98801

LOCATION SECTION

Field Site No. 61

OAHP No.:

Historic Name: Fuller Quigg Bldg.

Common Name:

Property Address: 2 - 6 S. Wenatchee Ave., 103 Palouse, Wenatchee, WA 98801

Comments:

County: Township/Range/EW Section 1/4 Sec 1/4 1/4 Sec Quadrangle
Chelan T2R20nE 03 WENATCHEE

UTM Reference

Zone: 10 Spatial Type: Point

Acquisition Code: TopoZone.com

Sequence: 1 Easting: 702880

Northing: 5255645

Tax No./Parcel No.

222003590638

Plat/Block/Lot

590/Blk 13/1 2,3, & N 1/2 of 4

Supplemental Map(s)

Acreeage
Less
than one

IDENTIFICATION SECTION

Survey Name: Wenatchee Downtown

Field Recorder: Eugenia Wlco

Date Recorded: 11/14/2006

Owner's Name: FULLER-QUIGG CO Owner Address: 103 PALOUSE ST RM 6 City/State/Zip: WENATCHEE, WA 98801

Classification: Building

Resource Status

Comments

Within a District? No

Survey/Inventory

Contributing?

National Register Nomination:

Local District:

National Register District/Thematic Nomination Name:

DESCRIPTION SECTION

Historic Use: Commerce/Trade - Business

Current Use: Commerce/Trade - Business

Plan: Rectangle No. of Stories: 2

Structural System: Brick

Changes to plan: Slight

Changes to interior: Slight

Style

Changes to original cladding: Intact

Changes to other: Moderate

Italian - Italianate

Changes to windows: Intact

Other (specify): Storefront

Form/Type
Commercial



View of East (front) and North (side) facades

taken 11/14/2006

Photography Neg. No (Roll No./Frame No.): NOV06-030

Comments:

Historic Property Inventory Report for

Fuller Quigg Bldg.

at 2 - 6 S. Wenatchee Ave. 103 Palouse, Wenatchee, WA 98801

Cladding
Brick

Foundation
Concrete - Poured

Roof Material
Asphalt / Composition

Roof Type
Flat with Parapet

NARRATIVE SECTION

Study Unit
Architectural/Landscape Architecture
Commerce

Other

Date Of Construction: 1913
Architect: Unknown

Builder: Unknown
Engineer: Unknown

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): Yes - Local

Property potentially contributes to a historic district (National and/or local): Yes

Statement of Significance

The lot on which the Fuller Quigg Building sits was purchased in 1913 by O.B. Fuller and J. W. Quigg from Jack Lillis at a cost of \$17,500. The commercial building was constructed in 1913 at a cost of \$50,000. Mann and Gellatly, a real estate company, has been housed in the building since 1913. Other tenants in the building included Schade and Parschall Boot & Shoe Co. (1916-1921), Howard Thomas Jewelers (1916-1929), McBride's clothing store (1925), Commercial Bank and Trust (1931-1936), Wenatchee Valley Bank (1936-1946), Northwestern Finance Co. (1936-1940), Dupont (1940-1951), Alien Insurance Company (1940s), State Tax Commission (1940s), State Department of Labor and Industries (1940s), Chelan County P.U.D. #1 (1946-1952), County Prosecuting Attorney's office (1946-1951), Justice of the Peace (1951-1963), Mutual of Omaha Insurance (1963-1988), Burton Jewelers (1956), Carlton Tax Services (1976-1988), Legal and Counseling Services (1976-1988), Joy Unlimited Counseling Center (late 1980s), and the American Cancer Society (1990s). The Fuller Quigg Building is one of Wenatchee's oldest office buildings and has housed a variety of businesses for more than ninety years.

Description of Physical Appearance

This two-story, Italianate style, masonry building rises from a poured concrete foundation and is rectangular in plan. Oriented to the east and north, the red brick-clad building is situated on the southwest corner of Wenatchee Ave. and Palouse St. The building's most prominent features are the projecting cornice with scroll-shape brackets and the pilasters on the second story. The plasters continue up to the parapet which also features inset brick rectangles. The north side parapet is distinguished by a pediment in the center which is inscribed with the year the building was built, "1913." A beltcourse separates the first and second stories. The storefronts on the east and north facades have been altered with the exception of the southernmost storefront on the east side. This storefront retains its original configuration, wood-framed storefront windows, recessed entrance, brick bulkheads, and transom windows. The altered storefronts have aluminum storefront windows and are clad in either T-1-11 siding or tile. Each storefront has its own entrance. There is one entrance to the upper floor in the center of the north facade.

Windows on the second story are original, consisting of three parts with a center sash flanked by one-over-one, double-hung, wood sash. Each window has a radiating voussoir of cut stone.

Major Bibliographic References

Wenatchee World
Chelan County Assessor's Office
Polk's City Directories
Sanborn Fire Ins. Co. Maps

Additional Photos for: Fuller Quigg Bldg.

at 2 - 6 S. Wenatchee Ave. 103 Palouse, Wenatchee, WA 98801



View o Storefront detail
Photography Neg. No (Roll No./Frame No.): Nov06-031
taken 11/14/2006
Comments:



View o Second story cornice and window details
Photography Neg. No (Roll No./Frame No.): Nov06-032
taken 11/14/2006
Comments:

View o
Photography Neg. No (Roll No./Frame No.):
Comments:
taken

View o
Photography Neg. No (Roll No./Frame No.):
Comments:
taken

HISTORIC PROPERTY INVENTORY FORM

IDENTIFICATION SECTION

Field Site No. 04-12 OAHF No. _____ DATE RECORDED 7-28-93

Site Name Historic Fuller-Quigg Bldg

Common _____

Field Recorder 1993 Survey Team

Owner's Name Dave Gellatly

Address 103 Palouse / 2-6 S. Wenatchee Ave

City/State/Zip Code Wenatchee, WA 98801

Status _____

Survey/Inventory _____

National Register _____

State Register _____

Determined Eligible _____

Determined Not Eligible _____

Other (HABS, HAER, NHL) _____

Local Designation _____

PHOTOGRAPHY

Photography Neg. No. 11

(Roll No. & Frame No.) _____

View of Front

Date 9/93

State of Washington, Department of Community Development

Office of Archaeology and Historic Preservation

111 West 21st Avenue, KI-11

Olympia, WA 98504 (206) 753-4011

LOCATION SECTION

Address 2 - 6 S. Wenatchee Ave

City/Town/Country/Zip Code Wenatchee, Chelan, 98801

Twp. 22 Range 20 Section 03 1/4 Section _____ 1/4 1/4 Section _____

Tax No./Parcel No. 222003590638 Acreage _____

Quadrangle or map name _____

UTM References Zone 10 Easting 702880 Northing 5255645

Plat/Block/Lot # 590 / Blk 13 / 1,2,3 & N 1/2 of 4

Supplemental Map(s) _____

DESCRIPTION SECTION

Materials & Features/Structural Types _____

Building Type store/office

Plan Rectangular

Structural System Post & Beam

No. of Stories 2

Cladding (Exterior Wall Surfaces) _____

Log _____

Horizontal Wood Siding: _____

Rustic/Prop Clapboard

Wood Shingle X Brick _____

Board and Batten _____ Stone _____

Vertical Board _____ Terra Cotta _____

Asbestos/Asphalt _____ Metal(specify) _____

Concrete/Concrete Block _____ Post & Pier _____

Vinyl/Aluminum Siding _____ Other(specify) _____

Stucco _____ Brick _____

_____ Not visible _____

Integrity-Include detailed descriptions in Description of Physical Appearance

Intract Slight Moderate Extensive

Changes to plan..... X

Changes to windows..... X

Changes to original cladding... X

Changes to interior..... X

Other (specify).....

Roof Type

Gable _____ Hip _____

X Flat _____ Pyramidal _____

Monitor _____ Gambrel _____

_____ Gambrel _____ Shed _____

_____ Other (specify) _____

Roof Material _____

Wood Shingle _____ Wood Shake _____

Composition _____ Slate _____

X Tar/Build-Up _____ Tile _____

Metal (specify) _____

Other (specify) _____

Not visible _____

Foundation _____

Log _____ Concrete _____

Post & Pier _____ Block _____

Stone _____ Poured _____

Brick _____ Other (specify) _____

Not visible _____

High Styles/Forms (check one or more of the following)

Greek Revival _____ Spanish Colonial Revival/Mediterranean _____

Gothic Revival _____ Tudor Revival _____

Italianate _____ Craftsman/Arts & Crafts _____

Second Empire _____ Bungalow _____

X Romanesque Revival _____ Prairie Style _____

Stick Style _____ Art Deco/Art Moderne _____

Queen Anne _____ Rustic Style _____

Shingle Style _____ International Style _____

Colonial Revival _____ Northwest Style _____

Beaux Arts/Neoclassical _____ Commercial Vernacular _____

Chicago/Commercial Style _____ Residential Vernacular (see below) _____

American Foursquare _____ other (specify) _____

Mission Revival _____ 2 part commercial block _____

Vernacular House Types

Gable front _____ Cross gable _____

Gable front and wing _____ Pyramidal/Hipped _____

Side gable _____ other (specify) _____

NARRATIVE SECTION

Study Unit Themes (Check one or more of the following)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Conservation	<input type="checkbox"/> Politics/Government Law
<input type="checkbox"/> Architecture/Landscape Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Religion
<input type="checkbox"/> Arts	<input type="checkbox"/> Entertainment/Recreation	<input type="checkbox"/> Science & Engineering
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage (specify) _____	<input type="checkbox"/> Social Movements/Organizations
<input type="checkbox"/> Communications	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Transportation
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Manufacturing/Industry	<input type="checkbox"/> Other (specify) _____
<input type="checkbox"/> Arts	<input type="checkbox"/> Military	<input type="checkbox"/> Study Unit Sub-Theme(s) (specify) _____

Statement of Significance

Date of Construction 1912 Architect/Engineer/Builder O.B. Fuller

In the opinion of the surveyor, this property appears to meet the criteria of the National Register of Historic Places

In the opinion of the surveyor, this property is located in a potential historic district (National and/or local)

The most notable feature of this structure, built in 1913, is the extensive use of Romanesque cornices, and art deco detailing inside. The lot was purchased by O.B. Fuller and J. W. Quigg from Jack Lillis in 1913 at a cost of \$17,500. A new building was put up at a cost of \$50,000. O.B. Fuller, husband of Rose Reeves Mann and J.W. Quigg, erected the structure that same year. It was intended from the outset to be a business building and has been used as such since. Mann and Gellatly, real estate company has been housed in the building since 1913. In 1916 the Schade and Parschall boot and shoe company had moved in, along with Howard Thomas Jewelers. Schade and Parschall's stay lasted only five years. Howard Thomas Jewelers stayed until 1929. In 1925 McBride's clothes store had moved into the building. 1931 saw most of the building leased to the Commercial Bank and Trust, who stayed for the next five years, when their space was leased by Wenatchee Valley Bank. This year also saw Northwestern Finance Co. move in. By 1940 the bank was still here, but the finance company had been replaced by DuPont, and the Allen Insurance Company. Two years later the building was home to the State Tax Commission, DuPont and the State Department of Labor and Industries. By 1946 the bank had moved out and the Chelan County P.U.D. #1 moved in. However the P.U.D. only stayed here until 1952, when they moved to their new home on Wenatchee Avenue. Now, along with the State Tax Commission and DuPont, the building housed the County Prosecuting Attorney's office. Five years later DuPont, the building now housed the County Prosecuting Attorney's office. Five years later DuPont and the County Prosecuting Attorney had moved out, but a Justice of the Peace had an office here, along with the Mann and Gellatly real estate company. In 1963 Mutual of Omaha Insurance opened an office here and the Justice of the Peace had moved out. Button Jewelers moved into the corner location of the building in 1956 and remains there today. In 1976 Carlton Tax Services opened an office in the building along with Legal and Counseling Services. In 1988 both of these companies along with Mutual of Omaha had moved out, and their open spaces quickly leased by Joy Unlimited Counseling Center. In 1991 the residents at this location were the Mann-Gellatly real estate company, the American Cancer Society and Joy Unlimited Counseling Center. This has been one of Wenatchee's oldest office buildings, built specifically for that purpose, and has always been filled. This makes the building significant, in that over the last eighty years this structure has been able to supply a location for a variety of businesses in the Wenatchee area.

Description of Physical Appearance

see attached

Major Bibliographic References

- Wenatchee World
- Chelan County Assessor's Office
- Polk Directories

HISTORIC PROPERTY INVENTORY FORM

(Continuation Sheet)

Field Site No. 04-12 OAH No. DATE RECORDED 7-28-93

Site Name Historic Fuller-Quigg Building

Common Fuller-Quigg

State of Washington, Department of Community Development
Office of Archaeology and Historic Preservation
111 West 21st Avenue, KL-11
Olympia, WA 98504 (206) 753-4011

FORM:

The weight of this Italianate two part commercial block is carried on both pilasters and column. On the street sides, where there are storefronts visible, there are 11 two floor pilasters with two columns recessed into the inner partition walls. On the second floor there are the 11 two floor pilasters plus seven, one floor pilasters whose weight is spanned between pilasters and columns at the first floor level. This arrangement of pilasters allows for large expanses of glass storefronts and yet creates a tight Romanesque appearing building overall. The style is carried on the strength of the pilasters, ornamentation and fenestration, and cornice. The pilasters stop abruptly above the second floor windows and are crowned with a capitol. The pilasters set a rhythm which is punctuated by the second floor windows.

DETAIL:

The degree of detail of this building is varied. The first floor is both contemporary and historically restored exposing some of the transom glass and scrolled ancon brackets which surround the windows. The first floor storefront area is separated from the second floor by a miniature cornice band which surrounds the building. The detail of the second floor and roof line is near original. The second floor windows are flat, fixed sash window and sidelights. The window has a lugsill and flat arched lintel. The lintel is a radiating voussoir of cut stone, graduated symmetrically from the keystone.

Above the second floor windows and masonry walls there is an entablature. A corbeltable carries the architrave which is separated from the frieze by a small molding. Above the frieze is a large protruding Romanesque cornice. The cornice is also carried by coupled ancons, scrolled in a _____ pattern. The coupled ancons are directly above the pilasters but do not actually bear on the capitols. Above the classic cornice is a stepped bahut, or parapet wall which advances and recedes creating a broken skyline. The wall is punctuated by protruding pilasters which are a non-structural, visual extension of the pilasters below the cornice.

CONDITION:

Most all of this second floor and parapet wall area is original. This is not true of the _____. The awning over the various plate glass windows varies. Some of the original transom glass is existent while other has been removed and filled. Some of the original decorated mullions are still existent as well, others have been altered along with the window surrounds. None of the aprons below the display windows are original. No survey of the interior spaces was conducted.

Building

Address 2-6 S. 14th Ave.

Date	Source	Tenant	Use	Files
1909				
1910				
1911				
1912				
1913				
1914				
1915				
1916	Polk	Sahade & Parshall Co. (6 men shoes)	Boots & shoes - Retail	
1917	Polk	Howard Thomas Jeweler	Jeweler	
1918				
1919				
1920	Polk	Powell's section - F & D Bldg. Howard Thomas Jeweler	clothing / Dry goods	
1921	SANDBORD			
1922	Polk	Howard THOMAS JEWELER (6 s. men) Russell & Co.	Jeweler	
1923	Polk	Powell & Company (6 s. men) Howard Thomas Jeweler (4 s. men)	NEW BLDG HOUSING & BANK, Jeweler, Drug store & wholesale grocer & upstairs offices	
1924	Polk		Dry Goods - Retail	
1925	Polk	Howard Thomas Jeweler (4 men s) Elsie Gussman (6 s. men)	Jeweler	
1926	Polk	Mc Brakes (6 men s) Egrets (6 men s) shoes	Millinery - Retail Dry Goods - Retail	
1927			Shoe - Retail	

Building

1200 N. Valley Blvd Bldg

Address

2-10 S. Main.

Tenant

Use

Files

Date	Source	Tenant	Address	Use	Files
1928	Small Bldg			The Drug store became Barber, tailor & other all other 1st floor tenants the same	
1929					
1930					
1931	Polk				
1932		Commercial Bank + Trust Co. (2nd S. Main Ave.)		Bank	
1933	Polk				
1934				Filler Dwiggs Co. 23 Commercial Bank Bldg.?	
1935					
1936	Polk				
1937		WEST VALLEY BANK		- SEE ATTACHMENT.	
1938					
1939 +	Small bldg				
1940	Polk			Bank + 2 floors of Stores	
1941				See PHA.	
1942	Polk				
1943		F & Rids		See a flat drawing	
1944					
1945					
1946	Polk	FOUR STORES		SEE LEGAL PLAN	

Building

Address 2-6 S WEN 103 Release Files

Date	Source	Tenant	Use
1947			
1948	Polk	Fuller-Quigg	Fuller-Quigg Inc. Real Estate, Mamm's Mamm's Inc. Real Estate, Mamm's Mamm's Inc. Real Estate
1949	Polk	Fuller-Quigg	
1950			
1951			
1952	Polk		SEE P&D TAPP
1953			
1954	Polk		
1955			
1956			
1957			
1958	Polk	Fuller + Quigg	Mamm's Mamm's Co. State Tax Commission
1959			
1960			
1961			
1962			
1963		Mc Guire's Kaufman Jewels Kaufman Shoe Store	Clothes Jewelry Shoes
1968	Polk	Mc Guire's Kaufman Jewels	Clothes Jewelry

Fuller - Quigg Bldg.



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 Bulletin 16. Complete each item by marking "x" in the appropriate space or 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 Fuller-Quigg Building
Other name/site number _____

2. LOCATION

Street & number 2-6 S. Wenatchee Avenue _____ 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.

Kris Young _____
WHPB Staff Date 4/12/96 _____ 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.

Dewey Jala _____
WHPB Chair Date 4/18/96 _____ 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.

David Deady Pres/Secy _____
Owner Date 4/12/96 _____ 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 fore the Wenatchee Register
_____ removed from the Wenatchee Register
_____ other (explain:)

Earl Fally _____
Signature of the local elected official Date of action May 14, 1996

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	_____	buildings
Noncontributing	_____	sites
	_____	structures
	_____	objects
one	_____	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

none

6. FUNCTION OR USE

Historic Functions

Enter categories from Instructions

Office building/bank

Current Functions

Enter categories from Instructions

office/retail

7. DESCRIPTION

Architectural Classification:

Enter categories from Instructions

Romanesque Revival

Materials

Enter categories from Instructions

Foundation poured concrete

Walls brick

Roof tar/build-up

Other _____

Narrative Description:

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

x See continuation sheet.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography

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

Wenatchee World

Chelan County Assessors Office
Polk Directories

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 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 702880 5355645
 Zone Easting Northing

B _____
 Zone Easting Northing

____ See continuation sheet

Verbal Boundary Description

That property located at the corner of Wenatchee Avenue and Palouse Street

____ See continuation sheet

Boundary Justification

Twp. 22, Range 20, Section 03

Parcel No. 222 003 590 638

Plat 590, Block 13, Lots 1, 2, 3 and N 1/2 of 4

See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: <u>Kris Young</u>	Name/Title: <u>Dave Gellatly - Fuller Gung Co.</u>
Organization: <u>North Central Wash. Museum</u>	Organization: <u>(sole stockholder)</u>
Street & Number: <u>127 S. Mission</u>	Street & Number: <u>103 Palouse</u>
City/Town: <u>Wenatchee</u>	City/Town: <u>Wenatchee</u>
State: <u>WA</u> Zip: <u>98801</u>	State: <u>WA</u> Zip: <u>98801</u>

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

- Continuation sheets
- Maps: USGS and/or Sketch
- Photographs: Blk & Wht
- Slides
- Other: _____

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 2

Site Name Historic Fuller-Quigg Bldg

Description

FORM:

The weight of this Italianate two part commercial block is carried on both pilasters and column. On the street sides, where there are storefronts visible, there are 11 two floor pilasters with two columns recessed into the inner partition walls. On the second floor there are the 11 two floor pilasters plus seven, one floor pilasters whose weight is spanned between pilasters and columns at the first floor level. This arrangement of pilasters allows for large expanses of glass storefronts and yet creates a tight Romanesque appearing building overall. The style is carried on the strength of the pilasters, ornamentation and fenestration, and cornice. The pilasters stop abruptly above the second floor windows and are crowned with a capitol. The pilasters set a rhythm which is punctuated by the second floor windows.

DETAIL:

The degree of detail of this building is varied. The first floor is both contemporary and historically restored exposing some of the transom glass and scrolled ancon brackets which surround the windows. The first floor storefront area is separated from the second floor by a miniature cornice band which surrounds the building. The detail of the second floor and roof line is near original. The second floor windows are flat, fixed sash window and sidelights. The window has a lugsill and flat arched lintel. The lintel is a radiating voussoir of cut stone, graduated symmetrically from the keystone.

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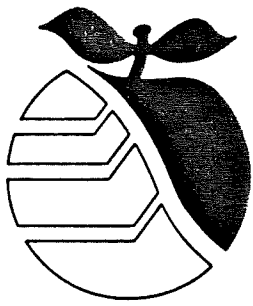
WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 3

Site Name Historic Fuller-Quigg Bldg
Owner's Name Dave Gellatly
Address 103 Palouse / 2-6 S. Wenatchee Ave.
City/State/Zip Code Wenatchee, WA 98801
Date of Construction 1912
Architect/Engineer/Builder O.B. Fuller

Statement of Significance

The most notable feature of this structure, built in 1913, is the extensive use of Romanesque cornices, and art deco detailing inside. The lot was purchased by O.B. Fuller and J. W. Quigg from Jack Lillis in 1913 at a cost of \$17,500. A new building was put up at a cost of \$50,000. O.B. Fuller, husband of Rose Reeves Mann and J.W. Quigg, erected the structure that same year. It was intended from the outset to be a business building and has been used as such since. Mann and Gellatly, real estate company has been housed in the building since 1913. In 1916 the Schade and Parschall boot and shoe company had moved in, along with Howard Thomas Jewelers. Schade and Parschall's stay lasted only five years. Howard Thomas Jewelers stayed until 1929. In 1925 McBride's clothes store had moved into the building. 1931 saw most of the building leased to the Commercial Bank and Trust, who stayed for the next five years, when their space was leased by Wenatchee Valley Bank. This year also saw Northwestern Finance Co. move in. By 1940 the bank was still here, but the finance company had been replaced by DuPont, and the Allen Insurance Company. Two years later the building was home to the State Tax Commission, DuPont and the State Department of Labor and Industries. By 1946 the bank had moved out and the Chelan County P.U.D. #1 moved in. However the P.U.D. only stayed here until 1952, when they moved to their new home on Wenatchee Avenue. Now, along with the State Tax Commission and DuPont, the building housed the County Prosecuting Attorney's office. Five years later DuPont, the building now housed the County Prosecuting Attorney's office. Five years later DuPont and the County Prosecuting Attorney had moved out, but a Justice of the Peace had an office here, along with the Mann and Gellatly real estate company. In 1963 Mutual of Omaha Insurance opened an office here and the Justice of the Peace had moved out. Button Jewelers moved into the corner location of the building in 1956 and remains there today. In 1976 Carlton Tax Services opened an office in the building along with



City of Wenatchee

MEMORANDUM

TO: Paula Strutzel
Cyndy Johnson
Dale Kinkade

FROM: Kris Young *[Signature]*

DATE: May 23, 1996

RE: Nominations to the Wenatchee Register of
Historic Places

The Wenatchee Historic Preservation Board and City Commission have approved the placement of the following commercial properties to the Wenatchee Register of Historic Places.:

- Fuller Quigg Building -2-6 S. Wenatchee Avenue
Owned by Dave Gellatly
- Montgomery Wards -123 S. Wenatchee Avenue
- Midway Motors - 131-135 S. Wenatchee Avenue
- Hamilton Warehouse - 138 S. Columbia
Owned by Roger Bumps

The Historic Preservation Board is aware of the renovation work being done at the Hamilton Warehouse and supports the proposed work plan. We will not be going through a formal review at this time nor issuing a certificate of appropriateness.

Thank you for your attention to this matter.



**City of
Wenatchee**

City Hall
(509) 664-3300
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Wenatchee, WA 98807-0519

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May 23, 1996

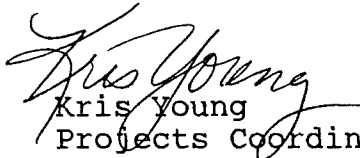
Dave Gellatly
Mann and Gellatly
103 Palouse
Wenatchee, WA 98801

Dear Dave:

Congratulations! The City Commission approved the nomination of the Fuller Quigg Building to the Wenatchee Register of Historic Places at their meeting of May 14, 1996. Enclosed is a copy of the nomination forms for your files. Thanks for interest and support of the register. I hope you were as pleased with the newspaper article about historic preservation and the register as I was!

I will also be returning your framed photograph in the next few days. Thank you for allowing me to borrow it to copy.

Sincerely,


Kris Young
Projects Coordinator

Enclosure

MAINTENANCE:

1. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.
2. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.
3. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.
4. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck-pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

**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)**

REHABILITATION:

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.

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks



National Park Service
U.S. Department of the Interior

Technical Preservation Services



A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment “is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values.”

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it

relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and

by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.



Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.



Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

(10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character*. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.



Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.



Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building’s historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the “real” historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that “...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as

possible from the public view.” As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior’s Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that “the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”

Preserve Historic Character

The goal, of course, is a new addition that preserves the building’s historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building’s history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.



Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).



Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped

property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills



Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.



Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).



Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.



Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.



Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form, and it must be compatible but differentiated from the historic building.** To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.



A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.



Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.



Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.



Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)
- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.
- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

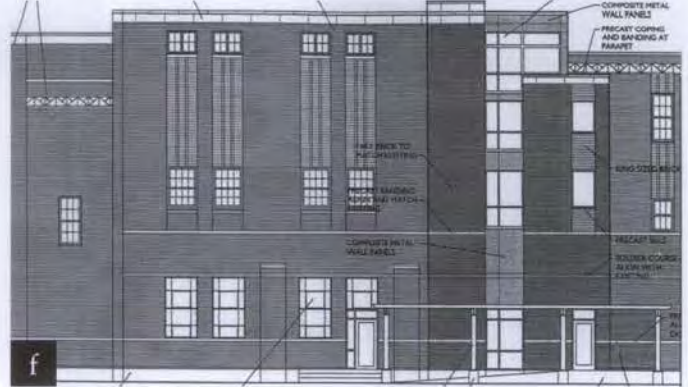
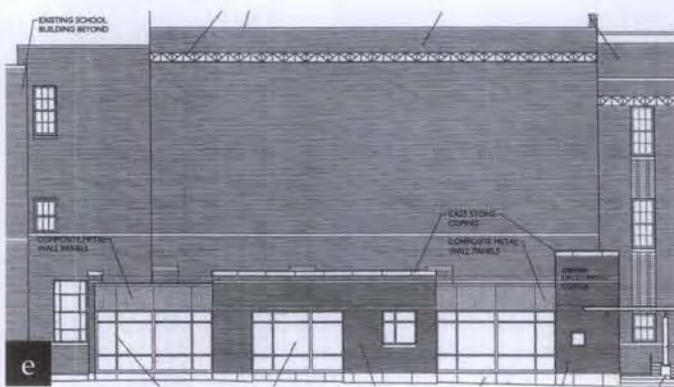


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

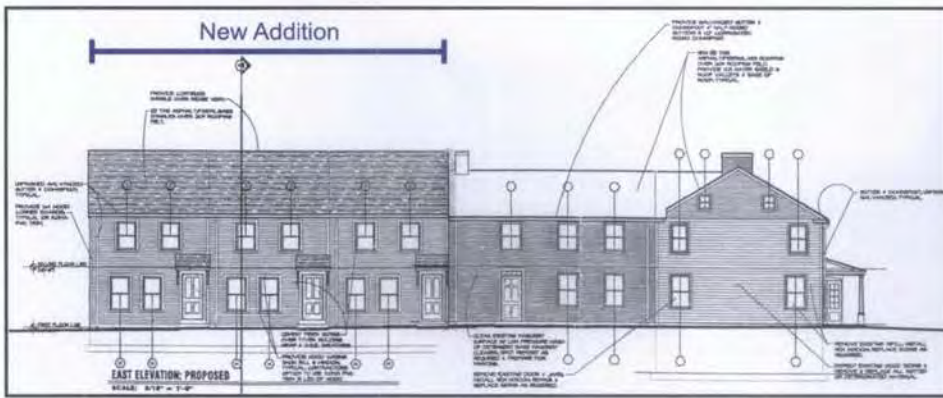


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..



Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.



Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.



Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.



Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.



New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.



Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

— New Addition —



Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.



Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.



Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

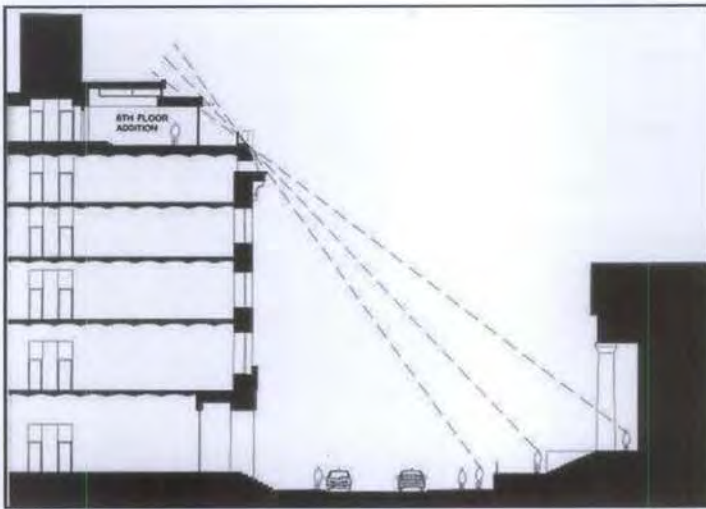


Figure 24. How to Evaluate a Proposed Rooftop Addition.
 A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.

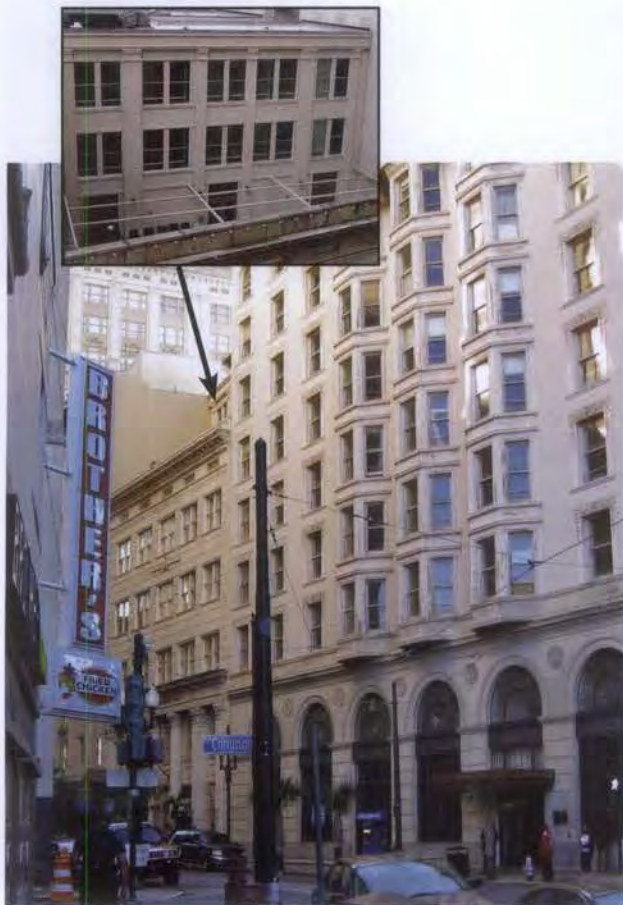


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.





Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.



Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).



Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.



Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

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