

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
August 2, 2023

AGENDA

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

- II. **ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of June 7, 2023

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

Comment for any matters not identified on the agenda.

- IV. **OLD BUSINESS**

None

- V. **NEW BUSINESS**
 - A. HP-23-03 Savings & Loans Building Window Replacement
 - B. Grant update – 20 minutes
 - C. Discussion on outreach and education to historic property owners – 20 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, Blythe Kelly and Bob Culp. Members Darlene Baker and Jon Campbell were absent. City Planning staff was represented by Kirsten Larsen, Senior Planner; Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of May 3, 2023.

Board member Bob Culp moved to approve the minutes as amended from the regular meeting of May 3, 2023. Board member Mark Seaman seconded the motion. The motion carried.

B. Open Public Meetings Act

Kirsten Larsen, Senior Planner, let board members know that a link will be emailed to board members.

III. PUBLIC COMMENT PERIOD (10 MINUTES)

There was no public comment.

IV. NEW BUSINESS

A. Workshop – Fuller-Quigg Façade Updates

Ellyn Freed with Forte Architecture gave a presentation on the building. Kirsten Larsen, Senior Planner, gave a presentation and answered questions.

B. Review of Parliamentary Procedures

Kirsten Larsen, Senior Planner, gave a presentation on the Parliamentary Procedures.

C. Heather Ostensen announced that there is a vacancy on the board due to Holly Lin's resignation.

VII. ADJOURNMENT

With no further business to come before the Historic Preservation Board the meeting was adjourned at 6:55 p.m.

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

STAFF REPORT
HP-23-03, 1 S. WENATCHEE AVENUE

TO: Wenatchee Historic Preservation Board
FROM: City of Wenatchee Community Development Staff
RE: Certificate of Appropriateness for 919 First Street
DATE: July 26, 2023

I. SUMMARY OF REQUEST

Description of Request: This is an application for a Certificate of Appropriateness submitted by Spencer Howard, Northwest Vernacular, Inc., representative for the property owner, Michael Fleming, Wenatchee S & L, LLC. The proposal is to replace the windows and sash on the 2nd through 4th floors on all the facades. The building is listed on the Wenatchee Register of Historic Places. Application materials are included as Attachment A.

II. GENERAL INFORMATION

Applicant: Spencer Howard, Northwest Vernacular, Inc.
PO Box 456
Bremerton, WA 98337-0183

Owner: Wenatchee S & L, LLC/Attn: Michael Fleming
16128 Cedar Falls Rd. SE
North Bend, WA 98405

Department Review: City of Wenatchee Community Development Staff

Location and/or legal description: The subject property is located at 1 S. Wenatchee Avenue and identified by Assessor's Parcel Number: 22-20-03-590-634. The legal description for the property is Great Northern Amended Block 12 Lot 33-34.

Zoning District: Central Business District (CBD) and Historic Entertainment Overlay (HEO)

Comprehensive Plan Designation: CBD

Application Date: The application was submitted June 27, 2023 and determined complete on July 13, 2023.

History:

Site Name Historic: Wenatchee First Federal Savings and Loan Building

Date of Construction: 1925 - 1926

Architect/Engineer/Builder: Morrison Stimson, Architect; and Burnet, Garke, Norris, Builders

Statement of Significance: Originally at this site in 1899 was a wooden structure that housed a tin shop and stove manufacturer. This building remained until 1909 and was the first frame structure built in Wenatchee in 1892. The City fire of 1909, which destroyed most of the downtown area between Chelan and Wenatchee Avenues, also destroyed this building at this site. During its short life the building also housed the Haskell and Prowell Furniture store, begun by two civil engineers of the Great Northern Railway who had come to Wenatchee when the railroad was built through the town in 1892. Later on, the building also served as a social gathering place. Church services were held here, as were dances and amateur theatricals. The upper floor of the building had been used by boarders. However, a second building was soon built and this structure housed a variety of businesses in its short life span. In 1916 the building included Shishcoffs restaurant, and Chartrand's shoes and repair. In 1920 the restaurant had been turned into a grocer. However, two years later the makeup of the tenants had changed. The Van Hoose grocers had moved out and were replaced by Harrison's Inc., a clothing store, and Chartrand's shoes had been replaced by the J.H. Carey bakery. These businesses stayed for the next four years, until this building was demolished in 1925.

The new building designed by Morrison for the Claasen-Weinstein Co. in 1926 was the new home of Wenatchee Federal Savings and Loan. The building was erected in five stories and was occupied by the bank on the first floor. The other floors housed several other businesses. This was the first building in North Central Washington to have an elevator put in while also providing other amenities like central heating and restrooms on each floor. It was originally constructed for a cost of \$200,000. Some of its other unique features are the tapestry brickwork that exemplify the outer walls and the Art Deco/Modernistic cornices that surround the upper part of the building. With the exception of the first floor the structure remains virtually unchanged, inside or out. The WFS&L occupied the building from 1926 until 1962 when it moved to Mission Street and later became Washington Mutual Bank in a merger in the '79's. After that the building was turned completely over to office space. Some of those businesses included the Ben Hay's Jewelers, the Mutual Funds co., the U.S. Selective Service System, Safeway Inc. purchasing, and LeRoi's Jewelers, which had been there since the late forties. By 1969 the tenants included Lloyd's Shoes, Button Jewelers, the U.S. Forest Service, the U.S.

Department of Agriculture and the Washington State Liquor Board, along with Selective Service.

In 1976 all of these businesses were still here, along with the State Dept. of Social and Health Services. However, most of these state offices had moved out of the building by 1983. However, the Claasen-Weinstein Investment Co. had moved an office into the building and so had the Band Box. 1988 saw the inclusion of J. Stevens Gift Shop here, and Cross Roads Travel.

This building, since its construction in 1926, has been considered one of Wenatchee's finest attractions. A large majestic structure built by a local bank, (in turn built by local people) providing needed space for local merchants and businessmen was a huge shot of pride in the arm of a town needing something to prove its worth to itself, and an attraction that would prove the City's worth to outsiders.

Physical Appearance: This is an eclectic building relying heavily on ornamentation to carry a tri-partite form. The first or storefront level is heavily decorated with white architectural terra cotta. The sidewalls are of tapestry brick. The second, third and fourth floors form the plain, commercial, shaft of the building. Above the fourth floor is more tapestry brick and terra cotta ornamentation, which form the top band.

The entry has been altered, a small store has been added and the original marble has been covered with a ceramic tile veneer. The Gothic bank over the storefront and entry is divided by a series of piers accented at the top by a stylized terra cotta vertical guilloche with inside cusps. Above this low relief element is a quatrefoil rosette surrounded by an ornate hood in high relief. The hood is capped with a floral final. The sides of the hood are a pair of stylized engaged scepters. The hooded pier caps are connected by a series of geometric arches in high relief. Each arch is connected by an engaged scepter and capped with a protruding half-round drip band. This collective ornamentation spans the front of the building and returns down the side of the structure.

The continuing sidewall includes Flemish diagonal bond tapestry brick on grand scale, store windows and a band of transom windows. Above the transom windows is a soldier course lintel and a terra cotta dripper band on the same plane as the top element of the front ornamentation. The lintel is flush with the wall face. Below the transom window is a large square of tapestry brick is s soldier course top and bottom surround and a stacked brick side surround. The surrounds are linked by an 8" square ceramic tile. The pattern of the Flemish bond tapestry is formed by dark red bond bricks, which divide the panel into four complete diamonds. Each diamond is embellished by a smaller red brick diamond with a light bond brick. Each transom is divided by an engaged pier, which is

decorated with a diamond formed by four large white brick with a red center brick. The pier is capped with a masonry amortizement. To the rear of the building (far left of the photo) is three store windows having a rowlock slip sill and a protruding lintel, which separates the fixed sash window, forms the transom window.

The tan brick Central shaft with its commercial fenestration has no decoration other than double sash windows with rowlock slip sills and soldier course lintels mortared flush with the building face. The ornamentation at the flat skyline is anchored by a small cornice and a tapestry brick parapet wall in a Flemish diagonal bond. The parapet wall is punctuated by terra cotta ornamentation, which includes a plain lozenge fretted band, which spans the base of the wall.

The fretted portion of the band corresponds with the terra cotta ornamentation at the base of the building. The fretted band is interrupted by a series of terra cotta rectangles embellished with an acorn shaped medallion on a red background. There are four buttons, one in each corner of the rectangular field. Above the fretted band is a small 'cyma-reversa' cornice resting on bead molding. The lower portion of the cornice is fluted or possibly more correctly, grooved. On the wall in the center is the building signage, which reads WENATCHEE SAVINGS AND LOAN BUILDING. The band, which contains the signage, is bracketed by two decorated piers, both elements of the crown are of terra cotta. A geometric arch cap a vertical lozenge fret both of which stand out against the turquoise background. The inside edge of the fret is embellished with cusps. A pair of large terra cotta piers, similar to the center piers, stabilizes the outside corners of the parapet wall. This pair of piers and a smaller set of piers, which are on the sidewall, are of terra cotta. The parapet wall is made of tapestry-patterned masonry. The "Flemish bond" pattern is formed by a red bond brick on a tan brick field. The center of the diamond is a second diamond formed by four red bond bricks with a tan bond brick center.

Historic Photos:

Photo 1



Photo 2:



Fig. 2. Undated, historic view of the building's front west and north facades. Image courtesy: Wenatchee Valley Museum and Cultural Center, Simmer Studio collection.

Review history: HP-AD-15-13 was issued for a tenant improvement to renovate the interior space. HP-AD-17-01 was issued to replace the water tower on the roof.

Project description: The proposal is to replace the windows and sash on the 2nd through 4th floors on all the facades. A detailed narrative and architectural drawings are provided as a part of Attachment A.

III. NOTICE AND PUBLIC COMMENT

The Notice of Application and Public Hearing before the Wenatchee Historic Preservation Board on July 18, 2023 was posted on the subject property, mailed to surrounding property owners, and was published in the newspaper on July 22, 2023 in accordance with the requirements of Title 13, Wenatchee City Code (WCC). No comments have been received as of the publication of this report.

IV. APPLICABLE POLICIES AND ANALYSIS

Wenatchee City Code (WCC) Chapter 2.36 implements special design and review standards that protect and promote the historic character of properties designated on the City of Wenatchee Register of Historic Places. These code sections are available for review on the [City of Wenatchee's website](#).

WCC 2.36.140, Effects of listing on the register. (2) Prior to the commencement of any work on an individually listed register property, excluding exempt activities identified in WCC 2.36.160, the owner must request and receive a certificate of appropriateness from the city for the proposed work. Violation of this rule shall be grounds for the board to review the property for removal from the register.

Staff Analysis: The application is consistent with this code section as the property owner has requested a certificate of appropriateness prior to initiating any work identified in the application materials. If a certificate of appropriateness is approved, a commercial building permit will be required and work may proceed as conditioned in the permit and decision.

WCC 2.36.150 Review required. No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city of Wenatchee register of historic places or within an historic district on the city of Wenatchee register of historic places without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

The review shall apply to all features of the property, interior and exterior that contribute to its designation and are listed on the nomination form.

Staff Analysis: The application is consistent with this code section as the property owner has requested a certificate of appropriateness prior to initiating any work identified in the application materials.

WCC 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.

The board shall review the proposed work according to the design review criteria established in rules, and shall take action on each application at a public meeting of the board. The board's recommendations shall be in writing and shall state the findings of

fact and conclusions relied upon in reaching its decision. Any conditions identified in this review process shall become conditions of approval of any associated development permits granted. A certificate of appropriateness shall be awarded according to standards established in the board's rules. The board's recommendations and, if awarded, the certificate of appropriateness shall be transmitted to the building or zoning official. If a certificate of appropriateness is awarded, the building or zoning official may then issue any associated permit if it is determined consistent with the certificate of appropriateness awarded.

Staff Analysis: This application does not qualify for administrative review and is subject to review by the Historic Preservation Board, as it is work done to the exterior and impacts historically significant features, materials, and design of the subject property. The replacement windows will require the issuance of a building permit.

WCC 2.36.210(4) Rehabilitation and Maintenance Criteria. The Washington State Advisory Council's Standards for Rehabilitation and Maintenance of Historic Properties, also known as the Secretary of the Interior's Standards for Rehabilitation.

(a) Rehabilitation.

- (i) Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its original intended purpose.
- (ii) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (iii) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (iv) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
- (v) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- (vi) Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- (vii) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (ix) Contemporary design for alterations and additions to existing properties shall not be discouraged when alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (x) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

To achieve the above standards and to safeguard the heritage of the City of Wenatchee as called for in the Historic Preservation Ordinance 3048, a two-part evaluation is necessary.

1. The identification of those materials, features and combinations of features that confers significance to properties or districts on the Wenatchee Register of Historic Places.
2. Assessing the potential impact of rehabilitation work necessary for efficient contemporary utilization of the property.

Staff Analysis: The work proposed as part of this project is to replace the windows on the second through fourth floors of the building. The standards that apply to this project include 1, 2, 5, 6, and 9.

The current windows are a mix of replacement aluminum, vinyl, and original wood. The windows being replaced are in disrepair requiring replacement. The applicant has provided a detail narrative outlining the evaluation done on the current state of the windows to determine the best course of action to have little to no impact on distinguishing original features. The narrative through this evaluation demonstrates consistency with standards 1 and 2 which looks to repair than replace where practical. The poor condition of the existing windows has led to the selection of a retrofit system that will retain distinctive features and materials. The building was originally constructed to provide retail

and office space for businesses downtown and this work will be keeping the building viable to continue serving its original function.

The application materials address Standards 5 and 6 with the selection of the retrofit windows and proposed installation of the new windows. The new material has been selected to match the material being replaced in composition, design, color, texture, and other visual qualities. Installation will retain the original frames, brick moldings, and interior trim. Where these original features are missing they will be restored to match those still in place. The applicant states that where the back-band profile can not be match it will match the original material, but will be differentiated by using a square stock.

The replacement windows will utilize the original openings within the second through fourth floors. This addresses standard 9 in that the new windows will be compatible to the size, scale, and proportions of the original windows and will not negatively impact the historic integrity of the building.

WCC 13.09.050 Type III quasi-judicial review of applications.

(1) Type III quasi-judicial review shall be used when the development or use proposed under the application requires a public hearing before a hearing body which will generally be the historic preservation board or the hearing examiner. This type of review includes, but is not limited to, the following:

(g) Certificates of appropriateness or waivers.

Staff Analysis: A public hearing with the Historic Preservation Board is being held on September 7, 2022 to review the application.

Policies - Wenatchee Urban Area Comprehensive Plan

CULTURAL AND HISTORIC RESOURCES ELEMENT

HISTORIC PRESERVATION - Preserve, maintain and honor the city's significant historic resources.

Policy 2: Protect and enhance the aesthetic and economic vitality of historic buildings, structures, sites, districts and objects through the development and implementation of appropriate design guidelines.

Policy 7: Promote historic preservation to provide for the identification, evaluation, and protection of historic resources within the City of Wenatchee and preserve and rehabilitate eligible historic properties within the City for future generations.

Staff Analysis: This commercial building is significant to the downtown core and the replacement of the windows will protect and enhance the historic building. The

rehabilitation of properties listed on the Wenatchee Register of Historic Places may be allowed, where it is supported by the Standards and related guidance.

V. RECOMMENDATION

Draft Motion: I move to recommend approval of HP-23-03, a Certificate of Appropriateness for 1 S. Wenatchee Avenue based upon the findings of fact, conclusions of law, and conditions of approval contained within the July 26, 2023 staff report.

Suggested Findings of Fact:

1. The subject property is located at 1 S. Wenatchee Ave, Wenatchee, WA and is respectively identified as Assessor Parcel Number: 22-20-03-590-634.
2. The applicant is Spencer Howard, Northwest Vernacular, Inc., on behalf of the property owners.
3. The property owner is Wenatchee S & L, LLC, c/o Michael Fleming.
4. A complete application was submitted in accordance with Wenatchee City Code on June 27, 2023.
5. The application and supporting materials do identify the work to be accomplished.
6. The subject property is zoned within the Central Business District (CBD) and Historic Entertainment Overlay (HEO).
7. The subject property is listed on the City of Wenatchee Register of Historic Places.
8. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
9. Wenatchee City Code Section 2.36.170(3) Board Review. All applications which do not qualify for administrative staff review in subsection (2) of this section shall be subject to review by the historic preservation board as a Type III application pursuant to WCC 13.09.050.
10. On August 2, 2023, the Wenatchee Historic Preservation Board held a duly advertised public hearing on a request for a Certificate of Appropriateness.
11. The applicant proposes to replace windows on the second through fourth floors of the Savings and Loan Building.
12. The Washington State Advisory Council Standards for Rehabilitation and Maintenance of Historic Properties, are the adopted design guidelines for properties listed on the Wenatchee Register of Historic Places. The applicant has provided a narrative that specifically addresses the applicable standards to demonstrate consistency.
13. The Historic Preservation Goal of the Cultural and Historic Resources Element of the City of Wenatchee Urban Area Comprehensive Plan states: "Preserve, maintain and honor the city's significant historic resources." The proposed garage allows the owners to improve their property while maintain the historical significance elements of the property. The rehabilitation of properties listed on the Wenatchee Register of

Historic Places may be allowed, where it is supported by the Standards and related guidance.

14. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Suggested Conclusions of Law:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The proposal does not adversely alter the historic stylistic and architectural features of the subject property.
3. The application is consistent with Wenatchee Historic Preservation Board Rules and Procedures Criteria for Design Review and the Secretary of Interior's Standards for Rehabilitation. The application is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

Recommended Conditions of Approval:

1. The project application shall proceed consistent with this staff report and the plans submitted on June 27, 2023 as attached to the staff report dated July 26, 2023. The removal or alteration of any other historic material or distinctive architectural features must be avoided.
2. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to resuming work.
3. Within 30 days of completion of work, the applicant shall provide pictures that document the work in compliance with this approved Certificate of Appropriateness.

Attachments:

- A. Application Materials
- B. Nomination Form



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

Application for Certificate of Appropriateness or Waiver of Certificate

Please include all of the following information with your application. Insufficient application materials will result in a delay in processing your application. If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places or located within the Grandview Historic District, please call the Historic Preservation Office at (509) 888-3200.

HP

Property Information

Building/Property Name (if applicable): Wenatchee Savings & Loan
Building/Property Address: 1 S Wenatchee Avenue, Wenatchee, WA 98801
Property Owner's Name(s): Wenatchee S & L, LLC / Attn: Michael Fleming
Mailing Address: 16128 Cedar Falls Rd SE, North Bend, WA 98405
Contact No.: (425) 445-9755 E-mail Address: fleming1010@yahoo.com
Applicant Name (if different from owner): Spencer Howard, Northwest Vernacular, Inc.
Mailing Address: PO Box 456, Bremerton, WA 98337-0183
Contact No.: (360) 813-0772 E-mail Address: spencer@nwvhp.com

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

- Exterior remodeling, Interior remodeling, Change of use, New construction, Demolition, Relocation, Signs/awning/lighting

Estimated cost of proposed work: \$200,000

Application Requirement Checklist

- A project narrative and description. Attach a detailed and typewritten description of the activity or activities you are proposing. List all exterior and/or interior features to be removed, replaced or added, and explain changes. Include the quantities, dimensions, and location of elements such as signs and lighting. Describe how all work is to be completed.
Construction drawings for building additions, new buildings, or new elements to the building (i.e. deck, porch).
Site plan/location map and scaled elevation drawings (for any additions or new construction).
Photographs of existing conditions.
Paint samples, finish samples, or product information as applicable.

I hereby certify that I am the owner of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent.

Dependent on the work being proposed, the certificate may be approved by staff within 14 days; however, some will require review and approval from the Historic Preservation Board. If the application is required to be reviewed by the board I understand that a public hearing notice will be published and sent to surrounding property owners and that the property will be posted as well. The Historic Preservation Board meets on the first Wednesday of every month at Wenatchee City Hall, located at 129 S. Chelan Avenue at 5:30 pm. The completed application must be submitted no longer than the 15th day of the month to be placed on the agenda for the next meeting. Once a Certificate of Appropriateness is obtained, it may be necessary to apply for a building permit.

Signature of Owner or Authorized Agent: Michael Fleming Date: Jun 26, 2023







WS&L_COA_windows_230626

Final Audit Report

2023-06-26

Created:	2023-06-26
By:	Spencer Howard (spencer@nwvhp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApQ9r2cOogw3VDqKCAHv6BaYPGpUa09yG

"WS&L_COA_windows_230626" History

-  Document created by Spencer Howard (spencer@nwvhp.com)
2023-06-26 - 5:03:48 PM GMT- IP address: 97.126.16.123
-  Document emailed to fleming1010@yahoo.com for signature
2023-06-26 - 5:04:20 PM GMT
-  Email viewed by fleming1010@yahoo.com
2023-06-26 - 7:39:34 PM GMT- IP address: 69.147.89.196
-  Signer fleming1010@yahoo.com entered name at signing as Michael Fleming
2023-06-26 - 7:39:47 PM GMT- IP address: 76.146.95.89
-  Document e-signed by Michael Fleming (fleming1010@yahoo.com)
Signature Date: 2023-06-26 - 7:39:49 PM GMT - Time Source: server- IP address: 76.146.95.89
-  Agreement completed.
2023-06-26 - 7:39:49 PM GMT

The project will be utilizing the Washington State Special Tax Valuation Program.

The upper stories (second through fourth) of the Wenatchee Savings & Loan building consist mostly of previous aluminum and vinyl replacement windows installed prior to 2016 by the previous owners. Seals on many of these replacement windows are failing. Some original wood windows remain at the fourth story. These windows are limited in number and in poor condition with failed glazing, paint, and some wood deterioration.

The project evaluated repairing existing wood windows at the second through fourth stories and replacing existing glass with insulated glazing units. The wood sashes are a simple design with narrow stiles and rails and without distinctive detailing such as stile extensions. The sashes are different in configuration than the original first story sashes. At the second through fourth story windows, the original brick moldings, brick sub sills, exterior casings (at the light well), and interior mahogany trim (inclusive trim, back band, stops, stool, and apron) provide the distinctive features and materials. The majority of original windows have already been replaced. Not all of the existing wood windows are repairable due to their condition. This led to the selection of a retrofit system that retains distinctive features and materials, and provides a historic period compatible and operable design. This led to the decision to replicate missing brick molding and mahogany trim to restore these distinctive features and materials. Stripping of previously painted mahogany trim was evaluated, but not feasible due to cost. Repainting of only previously painted surfaces retains the materials in place. All unpainted stained mahogany will be retained as is.

The project evaluated replacing and consolidating deteriorated exterior wood sills. Replacement involves a high level of disruption to the distinctive features and materials at the window openings and the complexity of exterior building work (lifts and scaffolding). The owner has successfully used metal pan flashing at the Wenatchee and National Register of Historic Places listed Burke-Hill Apartment building (119 S Okanogan Avenue) for this same sill repair, with no to minimal visibility from grade. This led to the selection of metal pan flashing for installation at the sill. Note that the wood sill sits above the row lock brick sub sill. The sub sill is visible from grade and will not be affected. The pan flashing wraps across and down the face of the sill, ending with a drip edge at the upper portion (not visible from grade) of the sub sill.

Proposed work will replace second, third, and fourth story windows with new retrofit sash systems. Installation will retain original frames, brick moldings, and interior trim, and remove existing sashes. The new retrofit sash system and metal pan flashing at the sills will be installed from the interior. No work at first story windows or storefronts. The attached facade maps show existing windows and proposed work.

The new retrofit sash system (Eagle Talon RetroFit Double-Hung) is manufactured by Eagle Windows and Doors, an Andersen Company. Windows are recessed in deep masonry openings. The new retrofit sash system is historic period compatible and similarly sized. Exterior aluminum clad surfaces will be factory painted (powder coated, AAMA 2604). The brick molding, steel lintel, and pan flashing will be painted a matching color. Interior wood (pine) surfaces will be factory painted. The selected color blends with the dark graining on the original mahogany trim work. Insulated glazing units will be transparent and non-reflective. Existing original sash are not mahogany.

Based on proposed work, the following *U.S. Secretary of the Interior's Standards for Rehabilitation* were considered to cross check the project approach.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Proposed work retains distinctive materials and features, and restores missing distinctive features and materials. The design of the few remaining upper story sashes was not considered distinctive. Original first story windows that are different in design are retained and not affected by proposed work.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Proposed work retains distinctive materials, particularly the mahogany trim with its stepped profile and raised outer band, and restores this distinctive feature and material where missing.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The few original upper story wood sash are common in design relative to their period of construction. The majority have been lost through alterations by previous owners. The narrow sash without stile extensions or other detailing are not distinctive in their design. They are Douglas fir or similar in material, and not mahogany. The proposed new retrofit sash system is compatible with the simple design and can be installed without affecting distinctive features and materials.

Distinctive features and materials consist of the brick moldings and interior mahogany trim (inclusive trim, back band, stops, stool, and apron) will be retained and restored where missing. Restoration will be based on existing features to match dimensions and profiles. Where the back band profile cannot be matched, the new will match the material but be compatible with and differentiated from the original by using square stock.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new retrofit sash will not destroy historic materials or features that characterize the property. They will be compatible with the historic materials, features, size, scale, and proportion of the original windows. Due to the design of the new retrofit sash, including interior and exterior finishes, and the extent of loss of upper story original windows, the new retrofit sash will not jeopardize the integrity of the building.

Table 1. Detail Comparison.

Element	Original	Retrofit Sash
Stiles	2-1/4"	1-5/8"
Meeting rail	1-1/2"	1-11/16"
Bottom rail	2-3/4"	3-23/32"
Putty bevel	1"	3/8"
Sash thickness	2"	2"

Table 2. Window Count.

Facade	Total to be replaced	Original	Previous replacements
North	42	12	30
South	34	15	19
East	13	2	11
West	18	3	15

Exterior features affected:

- **Vinyl and anodized aluminum sashes** installed by previous owners with insulated glazing units. Not historic. Replace with new retrofit sash system (see below). Seals are failing. The sashes are not compatible with the original sash.
- **1:1 wood sashes**, painted, original with original glass. Existing wood sashes are not mahogany, but Douglas fir or similar. Replace with new retrofit sash system. Maintenance ceased under previous ownership as sashes were replaced with anodized aluminum and then selectively with vinyl. Remaining wood sash exhibit deterioration due to paint loss and wood exposure to wetting and drying cycles (rain/sun).
- **Hopper, wood sashes**, painted, original with original glass. Existing wood sashes are not mahogany, but Douglas fir or similar. Replace with new retrofit sash system using a fixed single sash. Remaining wood sash exhibit deterioration due to paint loss and wood exposure to wetting and drying cycles on the south facade.

- Frames**, wood, painted, original. Retain in place. Repaint. Match paint color to new retrofit sash system paint color.
- Brick moldings**, wood, painted, original. Occur only at masonry wall locations, not within the light well. Retain in place. Repaint. Replicate in-kind any missing or extensively damaged brick moldings. Match paint color to new retrofit sash system paint color.
- Wood slip sills**, wood, painted, original. On east, north, and west facades, and south facade outside of the light well. Retain in place. Epoxy consolidate as needed. Repaint to protect wood. Fabricate, paint (to match new retrofit sash system paint color), and install sheet metal flashing pans for window sills. Caulk edge transitions at brick. Caulk color to match new retrofit sash system paint color. Wood sills exhibit significant material deterioration, and material (due to weathering) and paint loss. The metal pan flashings retain sills in place without having to take apart the full exterior window assembly (brick moldings, frame, sill). They provide a minimally to non visible surface with a high long-term durability to protect the wall system from water infiltration.
- Wood lug sills**, wood, painted, original. On south facade within the light well. Wood, painted, square stock. Replace with new poly-ash or similar smooth surface exterior grade paintable casing suitable for this high solar exposure (extreme heat) location. Match existing sill dimensions. Existing sills exhibit significant deterioration due to high sun exposure. Match paint color to new retrofit sash system paint color.
- Brick sub sills**, row lock, original. Stucco coated at south facade masonry locations. Occur only at masonry wall locations. Retain in place. No work. Mortar, brick, and stucco remain in good condition.
- Exterior wood casings** occur only at the south light well. Wood, painted, square stock. Replace with new poly-ash or similar smooth surface exterior grade paintable casing suitable for this high solar exposure (extreme heat) location. Match existing square stock casing dimensions. Existing casings exhibit significant deterioration and warping due to high sun exposure. Match paint color to new retrofit sash system paint color.
- Metal lintel**, painted, original. Retain in place. Paint. Match paint color to new retrofit sash system paint color.

Interior features affected:

- Trim, original.** Stained mahogany, stepped profile, mitered corners, with a raised outer band with decorative molded edge. Alterations include previous painting of some trim (mostly at the fourth floor) and removal of some. Retain in place. In-kind replacement flat stock where missing, matching stepped profile. Use off the shelf if can find a match, or mill to match. Raised corner band replacements where missing to be square stock unless a matching or compatible off-the-shelf molding stock can be located. At surrounds where trim boards are stained mahogany, or where all boards are missing, utilize mahogany, matching finish. At surrounds where the window assembly has been painted (trim boards, stops, stool, apron) utilize paint grade molding stock. Paint, match paint color existing window trim at each location.
- Trim, previous additions.** Not historic. Painted wood, mitered corners, narrow with a rounded profile. Added by previous owners at some openings, mostly at the fourth floor. Remove. Install new trim matching original profile. See Trim, original above for details on stained versus painted window assemblies.
- Stops, original.** Stained, with some painted through previous alterations, mostly at the fourth floor. At header and jambs framing inner track for lower sash. Remove and reinstall. Where stained, no change in finish. Where painted, repaint, matching paint color to new retrofit sash system paint color. In-kind replacement where missing. See Trim, original above for details on stained versus painted window assemblies.
- Parting beads, original.** Stained, with some painted through previous alterations. At header and jambs between sash. Remove.
- Aprons, original.** Stained, with some painted through previous alterations, mostly at the fourth floor. Retain in place. Where stained, no change in finish. Where painted, repaint, matching paint color to new retrofit sash system paint color. Where missing, replace in-kind. See Trim, original above for details on stained versus painted

window assemblies.

- **Aprons, previous additions.** Not historic. Painted wood, narrow with a rounded profile. Occur mostly at the fourth floor. Added by previous owners at some openings. Remove. Install new aprons matching original profile. See Trim, original above for details on stained versus painted window assemblies.
- **Sash chords, pulleys, and weights.** Cotton rope, metal pulleys (sheaves and plates) and weights, original. Most of the rope has been removed due to previous alterations. Remove pulley sheaves and remaining ropes. Retain pulley plates and weights in weight pockets.
- **Sash lifts, original.** Metal, two per lower sash at bottom rail. Remain only at some original fourth floor windows. Remove.
- **Sash latch, original.** Metal, one at meeting rail. Remain only at some original fourth floor windows. Remove.
- **Window treatments.** Not historic. Venetian blind additions. Remove.

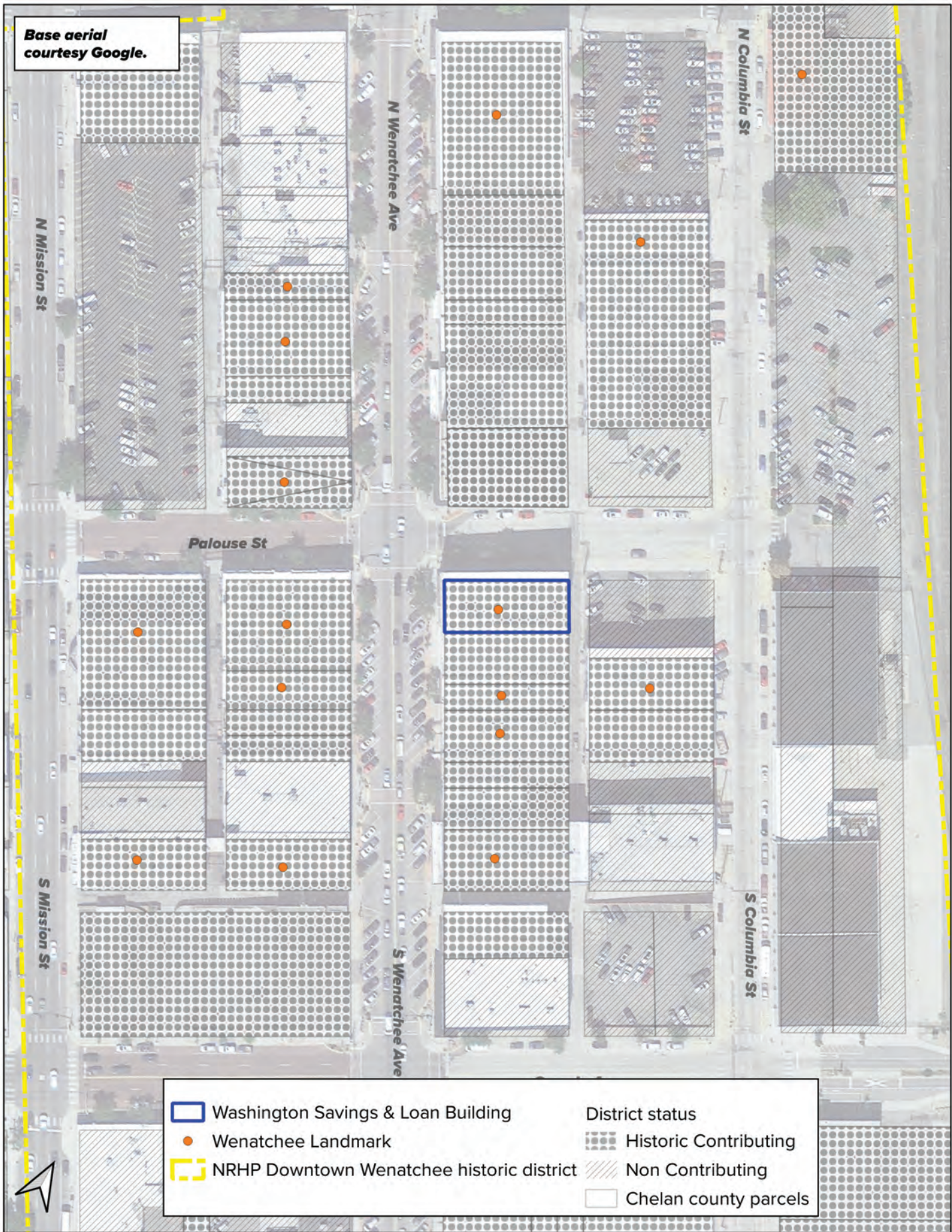


Fig. 1. Site plan showing building location.



Fig. 2. Undated, historic view of the building's front west and north facades. Image courtesy: Wenatchee Valley Museum and Cultural Center, Simmer Studio collection.



Fig. 3. Front west facade.



Fig. 4. West facade, fourth story, north windows, showing wood window conditions.



Fig. 5. West facade, fourth story, south windows, showing a replacement window and wood window conditions.



Fig. 6. West facade, second story, north windows, showing conditions of previous replacement windows.



Fig. 7. West facade, looking up from the sidewalk showing window headers and window conditions.



Fig. 8. North facade.



Fig. 9. North facade, east portion, fourth story windows showing wood window conditions.



Fig. 10. North facade, east portion, third story, showing previous replacement window conditions.



Fig. 11. North facade, fourth floor, west portion, interior detail showing typical configuration and conditions.



Fig. 12. North facade, fourth floor, interior detail showing exterior sill configuration and condition.



Fig. 13. North facade, fourth floor, view showing original stained wood trim, stool, and apron. Blinds are added.



Fig. 14. North facade, fourth floor, view showing a previous replacement window, window trim painted with some areas partially stripped, and a missing apron.



Fig. 15. East facade.



Fig. 16. East facade, south portion, third (partial) and fourth story windows showing existing conditions.



Fig. 17. East facade, north portion, third (partial) and fourth story windows showing existing conditions.



Fig. 18. East facade, north portion, fourth floor, showing remnant trim at a replacement window.



Fig. 19. South facade, west portion, fourth story, showing window conditions.



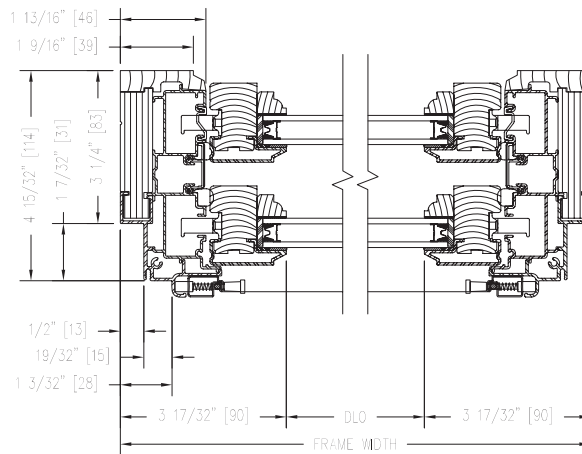
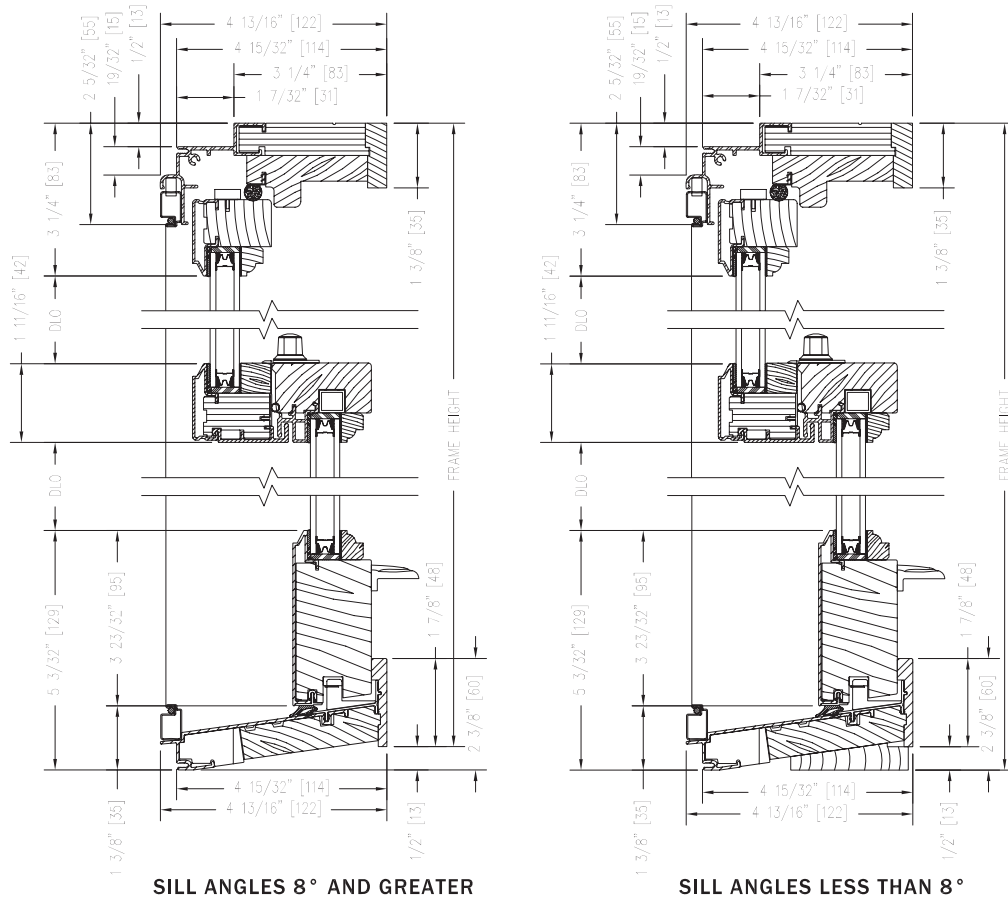
Fig. 20. South facade, west and central portions (above left) and east portion (above right) showing typical conditions.



Fig. 21. South light well, looking east (above left) and looking west (above right) showing existing conditions.

Fig. 22. Retrofit window system section details.

DOUBLE HUNG RETRO-FIT



Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence. Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3014
SCALE: 3"=1'-0"
REVISION: 1/19/11



Fig. 23. Retrofit window system installation detail.

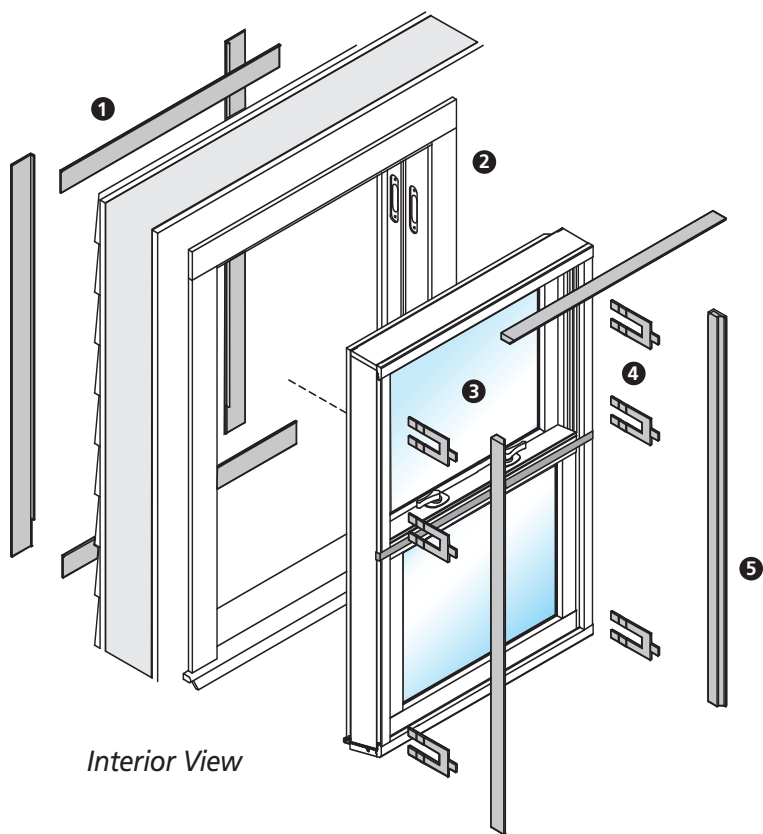


Eagle® Talon® RetroFit Double-Hung Installation Instructions (Interior Installation)

These instructions are for interior installation in typical wood frame wall construction. These instructions may not be applicable for all installations due to building design, construction materials or methods used and/or building or site conditions. Consult a contractor or architect for recommendations.

These instructions are for Talon® RetroFit double-hung windows only. Installation instructions for other types of windows are available online at EagleWindow.com.

Please read the following instructions thoroughly before starting.



PARTS INCLUDED

- (1) RetroFit Window
- (1) Screw Pack including:
 - (6) #8 x 2-1/2" Bugle-head Galvanized Deck Screws
 - (30) Jamb Liner Hole Plugs (variety of colors)

KEY

- ① Exterior Trim Metal (as required)
- ② Existing Window Opening
- ③ RetroFit Window
- ④ Shims
- ⑤ Interior Stops

TOOLS NEEDED

- | | |
|----------------|-----------------------|
| Safety Glasses | Tape Measure |
| Utility Knife | Putty Knife |
| Wood Chisel | Flat-head Screwdriver |
| Level | Pry Bar |
| Trim Nailer | Caulk Gun |
| Cordless Drill | #2 Phillips Bit |
| 1/8" Drill Bit | Hammer |

SUPPLIES NEEDED

- Fiberglass Batt Insulation
- Great Stuff Pro™ Window & Door Insulating Foam
- Shims
- Sealant
- Backer Rod
- Exterior Trim Metal

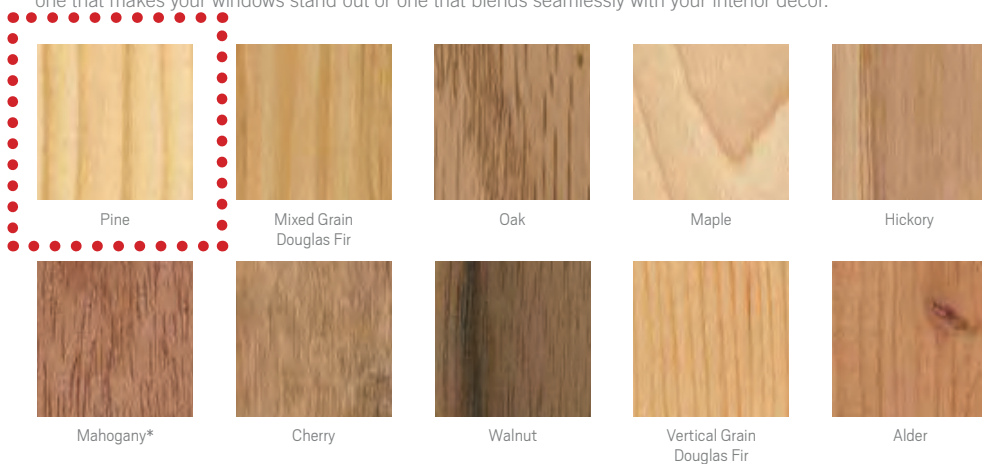


800.324.5354 | EagleWindow.com

Fig. 24. Retrofit window system interior material (pine) outlined with red dots below.

DISTINCTIVE WOOD SELECTIONS

Our distinctive woods add uncommon flair to any room. Each has its own character, grain and staining capabilities, so you can select one that makes your windows stand out or one that blends seamlessly with your interior décor.



CUSTOM WOOD INTERIORS

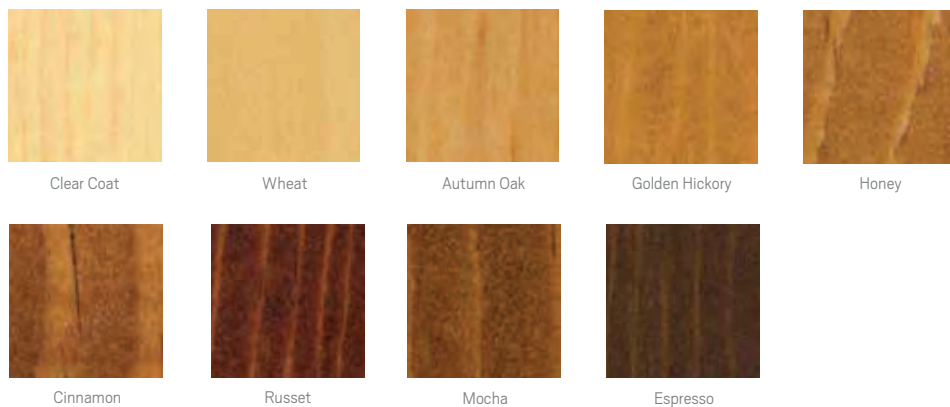
If an exotic species is required to complete your home, we will try to source any variety that meets our production standards and your needs.

*The Mahogany name is representative of non-endangered, African mahoganies.

INTERIOR FINISHES

Our high-quality, factory-applied stains offer you convenience along with beauty. Choose from a variety of wood finishes or select one of our painted options. Or for a natural look, select our clear coat option.

WOOD FINISHES *All interior finish options are shown on pine.*



CUSTOM STAINS AND MATCHING

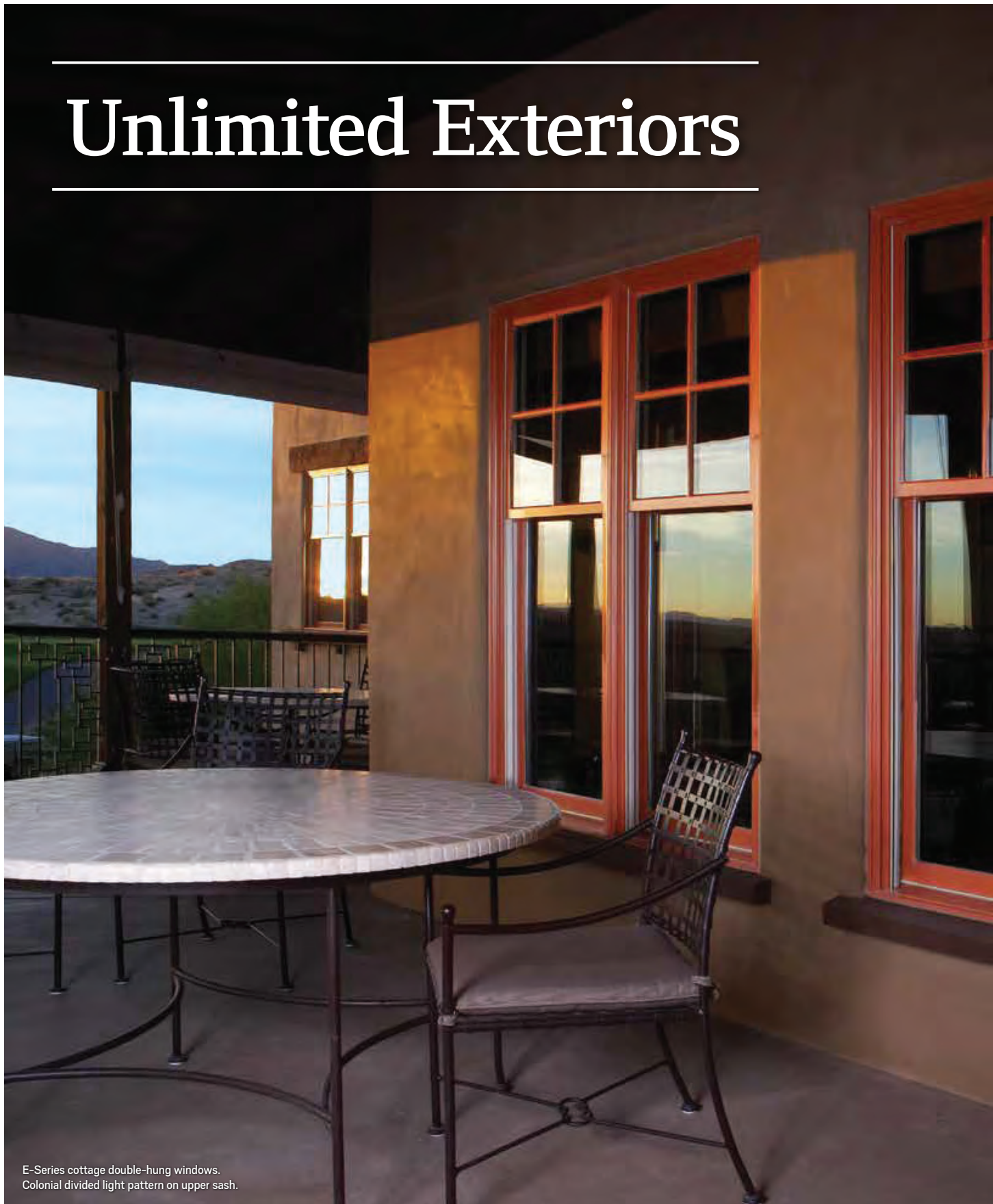
Need a special finish for just the right look, or to match existing woodwork? We offer custom stain matching if you need it.

PAINTED INTERIOR FINISHES



Interiors are unfinished unless a stain or painted option is specified. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. Please note that some nail and staple holes may need to be filled prior to applying the final finish. Printing limitations prevent exact finish replication. Please see your Andersen dealer for actual finish samples.

Fig. 25. Retrofit window system exterior paint color brochure.



E-Series cottage double-hung windows.
Colonial divided light pattern on upper sash.



E-Series casement windows. Specified equal light pattern.



E-Series double-hung windows, cottage double-hung windows and picture windows. Colonial divided light pattern on upper sash.

50 EXTERIOR COLORS
MULTI-TONE EXTERIORS
SEVEN ANODIZED FINISHES
CUSTOM COLORS

E-Series hinged inswing patio door with arch and rectangle picture windows. Colonial divided light pattern on patio door and arch windows.



Do You Dream in Color?

Color enhances your design, and we believe it shouldn't have to cost more. Start with one of our 50 exterior color options, an industry-leading palette available at no additional cost. Add to that our two-, three- and four-tone exteriors, and set your E-Series windows and patio doors apart from the rest.

Whether your inspiration comes from an autumn leaf, a river-washed stone, a glass of wine or even a classic car, E-Series products bring it to life with their custom capabilities. Additionally, for an added look of distinction, consider one of our seven spectacular anodized finishes.

MULTI-TONE EXTERIORS

Create two-, three- and four-tone color combinations by mixing and matching up to four exterior finish options.



Colors shown:
Colony White and
Black



Colors shown:
Sage, Moss and
Canvas

Fig. 26. Retrofit window system selected exterior paint color "Dark Bronze" outlined below with red dots.

EXTERIOR COLORS

With E-Series windows and patio doors, you have the freedom to choose 50 exterior colors, or specify a custom color. You can also combine up to four colors for added curb appeal. Or choose one of our anodized finishes for a rich, lustrous metallic appearance.

50 EXTERIOR COLORS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup
Harvest Gold	Prairie Grass	Flagstone	Sandtone	Pebble Tan	Carmel
Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean
Sierra Bronze	Dark Bronze	Clay Canyon	Red Rock	Cardinal	Bing Cherry
Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue
Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue	Slate	Moody Blue
Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray
Dark Ash	Black				



7 ANODIZED FINISHES

Clear Anodized	Champagne
Light Bronze	Medium Bronze
Copper	Dark Bronze
Black	

UNLIMITED CUSTOM COLORS

You shouldn't have to settle for "close enough." We will work with you to develop a custom exterior color that meets your needs.

West Facade



- Original window
- Replacement window/storefront

Only openings subject to this design review application are highlighted. No action at all other openings not highlighted.



- No Work: Existing frame and sash in good repair, no work needed beyond routine maintenance.
- New/Replacement Work: Retain and repaint original frame and brick molding. Replace in-kind and paint any missing brick molding. Remove existing sashes. Install new retrofit sashes system from interior. Install metal pan flashing over wood sill. No changes to brick sub sill.

Only openings subject to this design review application are highlighted. No action at all other openings not highlighted.

Fig. 27. West facade (fronting S Wenatchee Avenue) existing status.

Fig. 28. West facade (fronting S Wenatchee Avenue) treatment approach.

North Facade



Fig. 29. North facade (fronting Palouse Street) existing status.

Fig. 30. North facade (fronting Palouse Street) treatment approach.

East Facade



- Original window/transom
- Replacement window/storefront

Only openings subject to this design review application are highlighted. No action at all other openings not highlighted.



- No Work: Existing frame and sash in good repair, no work needed beyond routine maintenance.
- New/Replacement Work: Retain and repaint original frame and brick molding. Replace in-kind and paint any missing brick molding. Remove existing sashes. Install new retrofit sashes system from interior. Install metal pan flashing over wood sill. No changes to brick sub sill.

Only openings subject to this design review application are highlighted. No action at all other openings not highlighted.

Fig. 31. East facade existing status.

Fig. 32. East facade treatment approach.

South Facade



Fig. 33. South facade existing status.



Fig. 34. South facade treatment approach.

South Light Well



- Original window
- Replacement window



- No Work: Existing frame and sash in good repair, no work needed beyond routine maintenance.
- New/Replacement Work: Retain and repaint original frame and brick molding. Replace in-kind and paint any missing brick molding. Remove existing sashes. Install new retrofit sashes system from interior. Install metal pan flashing over wood sill. No changes to brick sub sill.

Fig. 35. South light well existing status.

Fig. 36. South light well treatment approach.

WENATCHEE REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16." Complete each item by marking "x" in the appropriate space 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: Wenatchee First Federal Savings and Loan Building
Other name/site number _____

2. LOCATION

Street & Number 1-3 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 Bassett _____ Date 10/21/02 _____ See Continuation Sheet
WHPB Staff

Wenatchee Historic Preservation Board Recommendations:

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

Maryhann Johnson _____ Date 11/22/02 _____ See Continuation Sheet
WHPB Chair

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

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

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

[Signature] _____ Date 10/22/02 _____ See Continuation Sheet
Owner

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

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

[Signature] _____ Date of action 12/12/02
Signature of the local elected official

5. CLASSIFICATION

Ownership of Property
Check as many boxes as apply

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

Category of Property
Check only one box

- building
- district
- site
- structure
- object

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

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

Name of related multiple property listing:

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

Number of contributing resources previously listed in the Wenatchee Register

6. FUNCTION OR USE

Historic Functions

Enter categories from instructions

Office Building with storefronts

Current Functions

Enter categories from instructions

Office Building with storefronts

7. DESCRIPTION

Architectural Classification

Enter categories from instructions

Commercial Vernacular with Art Deco/Art Moderne
details

Materials

Enter categories from instructions

Foundation Concrete
Walls Brick
Roof Tar/built-up
Other _____

Narrative Description:

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

x See Continuation sheet.

8. STATEMENT OF SIGNIFICANCE

Applicable Wenatchee Register Criteria

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

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

Areas of Significance:

Enter categories from instructions:

2, 4. Significant architectural design -

Period of Significance:

1925 - This building was constructed at the height of construction in Wenatchee's downtown Business core.

Significant Dates:

1925

Significant Person

Complete if criterion 5 is marked

Cultural Affiliation

Architect/Builder

Morrison Stimson, Architect
Burnet, Garke, Norris, Builders

Narrative Statement of Significance:

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

 X - See Continuation sheet

9. STATEMENT OF SIGNIFICANCE

Bibliography

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

Chelan County Assessor's records
Wenatchee Valley Museum and Cultural Center Archival Collection
1993 Downtown Survey Team notes
Wenatchee World archival records

Previous documentation on file (WHPB):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency: Specify _____
 - City
 - University
 - Other: Specify WV Museum & CC
- Name of repository:
Historic Preservation Office

10. GEOGRAPHICAL DATA

Acreage of property _____**UTM References**

Place additional UTM references on a continuation sheet

A 10 702920 5255685
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

Plat 590, Block 12, Lots 33 & 34
Parcel Number: 22203590634

See continuation sheet

Boundary Justification

Wenatchee Avenue and Palouse Streets

See continuation sheet

11. FORM PREPARED BY:

Name/Title: Kris Bassett, Projects Coordinator
Organization: Wen. Valley Museum & Cultural Center
Street & Number: 127 S. Mission
City/Town: Wenatchee
State: WA Zip: 98801

PROPERTY OWNER:

Name/Title: Roger & Stephanie McMahon
Organization: _____
Street & Number: _____
City/Town: Cashmere
State: WA Zip: 98815

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

-
- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Continuation Sheets | <input type="checkbox"/> Maps: USGS and/or Sketch | <input checked="" type="checkbox"/> Photographs (Black & White) |
| <input type="checkbox"/> Slides | <input checked="" type="checkbox"/> Other: <u>Newspaper article</u> | |

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 3
Site Name - Wenatchee Federal Savings & Loan
Address: 1-3 S. Wenatchee Avenue
Owner's Name: Roger and Stephanie McMahon
Address , Cashmere, WA 98815
Date of Construction: 1925

STATEMENT OF SIGNIFICANCE

Originally at this site in 1899 was a wooden structure that housed a tin shop and stove manufacturer. This building remained until 1909 and was the first frame structure built in Wenatchee in 1892. The City fire of 1909, which destroyed most of the downtown area between Chelan and Wenatchee Avenues, also destroyed this building at this site. During its short life the building also housed the Haskell and Prowell Furniture store, begun by two civil engineers of the Great Northern Railway who had come to Wenatchee when the railroad was built through the town in 1892. Later on the building also served as a social gathering place. Church services were held here, as were dances and amateur theatricals. The upper floor of the building had been used by boarders. However, a second building was soon built and this structure housed a variety of businesses in its short life span. In 1916 the building included Shishcoff's restaurant, and Chartrand's shoes and repair. In 1920 the restaurant had been turned into a grocer. However, two years later the makeup of the tenants had changed. The Van Hoose grocers had moved out and were replaced by Harrison's Inc., a clothing store, and Chartrand's shoes had been replaced by the J.H. Carey bakery. These businesses stayed for the next four years, until this building was demolished in 1925.

The new building designed by Morrison for the Claasen-Weinstein Co. in 1926 was the new home of Wenatchee Federal Savings and Loan. The building was erected in five stories and was occupied by the bank on the first floor. The other floors housed several other businesses. This was the first building in North Central Washington to have an elevator put in while also providing other amenities like central heating and restrooms on each floor. It was originally constructed for a cost of \$200,000. Some of its other unique features are the tapestry brickwork that exemplify the outer walls and the Art Deco/Modernistic cornices that surround the upper part of the building. With the exception of the first floor the structure remains virtually unchanged, inside or out. The WFS&L occupied the building from 1926 until 1962 when it moved to Mission Street and later became Washington Mutual Bank in a merger in the '79's. After that the building was turned completely over to office space. Some of those businesses included the Ben Hay's Jewelers, the Mutual Funds co., the U.S. Selective Service System, Safeway Inc. purchasing, and LeRoi's Jewelers, which had been there since the late forties. By 1969 the tenants included Lloyd's Shoes, Button Jewelers, the U.S. Forest Service, the U.S. Department of Agriculture and the Washington State Liquor Board, along with Selective Service.

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 4
Site Name - Wenatchee Federal Savings & Loan
STATEMENT OF SIGNIFICANCE (Page Two)

In 1976 all of these businesses were still here, along with the State Dept. of Social and Health Services. However, most of these state offices had moved out of the building by 1983. However, the Claasen-Weinstein Investment Co. had moved an office into the building and so had the Band Box. 1988 saw the inclusion of J. Stevens Gift Shop here, and Cross Roads Travel.

This building, since its construction in 1926, has been considered one of Wenatchee's finest attractions. A large majestic structure built by a local bank, (in turn built by local people) providing needed space for local merchants and businessmen was a huge shot of pride in the arm of a town needing something to prove its worth to itself, and an attraction that would prove the City's worth to outsiders.

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 1
Name (Historic): Wenatchee Federal Savings & Loan _____
Address: 1-3 S. Wenatchee Avenue _____
Owner's Name: Roger and Stephanie McMahon
Address _____, Cashmere, WA 98815_
Date of Construction: 1925

DESCRIPTION:

This is an eclectic building relying heavily on ornamentation to carry a tri-partite form. The first or storefront level is heavily decorated with white architectural terra cotta. The sidewalls are of tapestry brick. The second, third and fourth floors form the plain, commercial, shaft of the building. Above the fourth floor is more tapestry brick and terra cotta ornamentation, which form the top band.

The entry has been altered, a small store has been added and the original marble has been covered with a ceramic tile veneer. The Gothic bank over the storefront and entry is divided by a series of piers accented at the top by a stylized terra cotta vertical guilloche with inside cusps. Above this low relief element is a quatrefoil rosette surrounded by an ornate hood in high relief. The hood is capped with a floral finial. The sides of the hood are a pair of stylized engaged scepters. The hooded pier caps are connected by a series of geometric arches in high relief. Each arch is connected by an engaged scepter and capped with a protruding half-round drip band. This collective ornamentation spans the front of the building and returns down the side of the structure.

The continuing sidewall includes Flemish diagonal bond tapestry brick on grand scale, store windows and a band of transom windows. Above the transom windows is a soldier course lintel and a terra cotta dripper band on the same plane as the top element of the front ornamentation. The lintel is flush with the wall face. Below the transom window is a large square of tapestry brick with a soldier course top and bottom surround and a stacked brick side surround. The surrounds are linked by an 8" square ceramic tile. The pattern of the Flemish bond tapestry is formed by dark red bond bricks, which divide the panel into four complete diamonds. Each diamond is embellished by a smaller red brick diamond with a light bond brick. Each transom is divided by an engaged pier, which is decorated with a diamond formed by four large white brick with a red center brick. The pier is capped with a masonry amortizement. To the rear of the building (far left of the photo) is three store windows having a rowlock slipsill and a protruding lintel, which separates the fixed sash window, forms the transom window.

The tan brick Central shaft with its commercial fenestration has no decoration other than double sash windows with rowlock slipsills and soldier course lintels mortared flush with the building face. The ornamentation at the flat skyline is anchored by a small cornice and a tapestry brick parapet wall in a Flemish diagonal bond. The parapet wall is punctuated by terra cotta ornamentation, which includes a plain lozenge fretted band, which spans the base of the wall.

WENATCHEE REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 2
Wenatchee Federal Savings & Loan
DESCRIPTION (Page Two)

The fretted portion of the band corresponds with the terra cotta ornamentation at the base of the building. The fretted band is interrupted by a series of terra cotta rectangles embellished with an acorn shaped medallion on a red background. There are four buttons, one in each corner of the rectangular field. Above the fretted band is a small 'cyma-reversa' cornice resting on bead molding. The lower portion of the cornice is fluted or possibly more correctly, grooved. On the wall in the center is the building signage, which reads WENATCHEE SAVINGS AND LOAN BUILDING. The band, which contains the signage, is bracketed by two decorated piers, both elements of the crown are of terra cotta. A geometric arch caps a vertical lozenge fret both of which stand out against the turquoise background. The inside edge of the fret is embellished with cusps. A pair of large terra cotta piers, similar to the center piers, stabilizes the outside corners of the parapet wall. This pair of piers and a smaller set of piers, which are on the sidewall, are of terra cotta. The parapet wall is made of tapestry-patterned masonry. The "Flemish bond" pattern is formed by a red bond brick on a tan brick field. The center of the diamond is a second diamond formed by four red bond bricks with a tan bond brick center.